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Name and Address of New Owner:
Michael and Sarah Yarbough
900 Robertson Academy Road
Nashville, TN 37220

Send Tax Bills To:
Michael Hunter Yarbrough and Sarah Yarbough

Karen Johnson Davidson County
Batch# 376955 **DEEDWARR**
03/24/2020 03:55:50 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20200324-0032103

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 132-14-0-045.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Peter Joseph Gross and Shelley Cheek Churchill, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Yarbrough and Sarah Yarbough, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Lot number 57 on the Plan of Oak Hill Valley, as of record in Book 1835, pages 15 & 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Shelley Cheek Churchill and Peter Joseph Gross, wife and husband, by Warranty Deed from Michelle Coyne and Allen S. Fiuzat, both unmarried, recorded on May 21, 2012, in the Instrument No. 20120521-0043762, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 900 Robertson Academy Road, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of March, 2020.

(SEAL)
Peter Joseph Gross

(SEAL)
Shelley Cheek Churchill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of March, 2020, before me personally appeared Peter Joseph Gross and Shelley Cheek Churchill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of March, 2020.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $*****$800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

*$800,000.00

(Affiant)

Sworn to and subscribed before me this 19th day of March, 2020.

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

Notary Public
My commission expires: 7/9/22
File No. 2020-916