WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/28/04 11:15 2pgs
Fees:13.00 Taxes:806.60
20040428-0048161

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Smith	New Owner	103-08-210
(NAME)	(NAME)	
255 Cherokee Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **G. MICHAEL YOPP, TRUSTEE**, WITH FULL POWER TO MORTGAGE, SELL, CONVEY OR TRANSFER WITHOUT JOINDER OF BENEFICIARY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ANGELA SMITH, CHRISTY IKNER, AND JENNIFER GARRETT**, ALL AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 42 of Block L, on the Plan of Cherokee Park, Section 3, of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.

Beginning at a point on the westerly margin of Cherokee Road at the common corner of Lot Nos. 41 and 42; thence with the line between said two lots, westwardly 154.84 feet to a point; thence northwardly along the westerly line of said Lot No. 42, 58 feet to a point which is 8.51 feet southeasterly from the southern boundary line of the right-of-way of the Nashville, Chattanooga and St. Louis Railroad; thence eastwardly 92.4 feet to a point which is at right angles 62.4 feet from the southerly line of said Lot No. 42; thence eastwardly 30.7 feet to a point; thence continuing in the same direction, 34.8 feet to a point which is 6 feet from the Northeast corner of said Lot No. 42; thence southwardly along the westerly margin of Cherokee Road, 59.20 feet to the beginning.

Being the same property conveyed to G. Michael Yopp, Trustee, by deed from Mark Lepofsky of record in Book 10567, page 375, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 property taxes which have been prorated and assumed by Grantee(s); and (b) All matters shown on the plan of record in Book 843, Page 2-3, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 255 Cherokee Rd., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of April, 2004.

G. MICHAEL YOPP, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Michael Yopp, Trustee , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2004.

Commission expires: 11-24-07

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public