This instrument prepared by:
TrustLand Title & Escrow, LLC
1529 Hunt Club Blvd. Suite 300
Gallatin, TN 37066
(615) 230-6587

Davidson County DEEDWARR
Recvd: 09/04/07 14:45 2 pgs
Fees:13.00 Taxes:259.00
20070904-0106025

File No.: **H07-1009**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Julius A. Sloss and wife, Taryn J. Sloss, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Arthur S. Yokley, Sr. and Jacqueline Yokley, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lots Nos. 172 and 173 on the Plan of Neil S. Brown's Addition to East Nashville, of record in Book 57, page 50, Register's Office for said County.

Said westerly portion of said lots fronts 50 feet on the northerly margin of Smiley Street and extends back between parallel lines 100 feet (the westerly line being adjacent to an alley) to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Julius A. Sloss and wife, Taryn J. Sloss, by Warranty Deed from Stanley Brown and wife, Sandra Brown, dated November 7, 2002, recorded November 12, 2002, of record in Instrument Number 20021112-0139769, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **82-12-106**
☒ Improved OR
☐ Unimproved property located at: **819 Smiley Street, Nashville, TN 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **29th** day of **August, 2007.**

Julius A. Sloss

Taryn J. Sloss

STATE OF **Tennessee**

COUNTY OF **Sumner**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Julius A. Sloss and Taryn J. Sloss** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **29th** day of **August, 2007.**

Notary Public

TINA HODGES NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

My Commission Expires: 2/20/08

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STATE OF **Tennessee**

COUNTY OF **Sumner**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$70,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **29th** day of **August, 2007.**

Notary Public

TINA HODGES NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

My Commission Expires: 2/20/08

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Owner's Name: **Arthur S. Yokley, Sr. and Jacqueline Yokley**

and Address: **819 Smiley Street, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Arthur S. Yokley, Sr. and Jacqueline Yokley
512 Cunniff Parkway
Goodletsville, TN 37072