WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/07 14:20 2 pgs
Fees 13.00 Taxes:340.40

20071227-0148054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF NOVEMBER 2007.

Notary Public

MY COMMISSION EXPIRES: 8/22/2010

(AFFIX SEAL)

JULIE A. ADAMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd, Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth D. West	Kenneth D. West	081-08-0-488.00
(NAME) 1709A 6th Ave. N. #2	(NAME) 1709A 6th Ave. N. Unit 2	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(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, WE, Arthur Steve Yokley, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth D. West a married man, 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 the 19th Civil District of Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 36 feet of Lot No. 30 on the Plan of D.T. McGavock's Homestead Addition, as of record in Book 57, Page 9, Register's Office of Davidson County.

Said part of Lot No. 30 fronts 36 feet on the westerly side of 6th Avenue North, formerly High Street, and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Arthur Steve Yokley, a married person by Warranty Deed from Carrie Peery, an unmarried person of record in Instrument Number 20061106-0137472, said Register's Office for Davidson County Tennessee.

This is not the principle residence of the Grantor.

Arthur Steve Yokley and Arthur Steve Yokley, Jr., are one in the same person.

unimproved ☒

This is improved ☐ property, known as 1617 6th Ave. North, Nashville, TN 37208
(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 30th day of November 2007.

Arthur Steve Yokley, Jr. A/K/A Arthur Steve Yokley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Arthur Steve Yokley, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November 2007.

Commission expires:



Notary Public