WARRANTY DEED

TAMMY McCAULEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,975.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-09

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
Christopher Lee Allen		082-09-0N-002.00
(NAME)	(NAME)	
1600-A 6th Ave. North	SAME	
(ADDRESS)	(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, I, **Arthur Steve Yokley, Jr., a married person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Lee Allen, an unmarried person**, 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:

SEE ATTACHED EXHIBIT A

THIS IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ☒ property, known as 1600-A 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 ~~28~~ 28th day of August 2008.

Arthur Steve Yokley, Jr.

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 ~~28~~ 28th day of August 2008.

Commission expires:

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Notary Public

Davidson County DEEDWARR
Recvd: 09/04/08 10:13 2 pgs
Fees:13.00 Taxes:795.41

20080904-0090662

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled 6th & Hume Street, of record in Instrument No. 20060829-0106425, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Arthur Steve Yokely, Jr. (aka Arthur Steve Yokley, Jr.) by Quitclaim Deed, dated June 30, 2008, from Walter Keith Ridley as recorded in Instrument No. 20080701-0067682 and previously a portion of the same property conveyed to Walter Keith Ridley & Arthur Steve Yokley by Quitclaim Deed, dated June 19, 2006, from Robert A. Crutcher as recorded in Instrument No. 20060623-0074970, all as of record in the Register's Office for Davidson County, Tennessee.