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WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,500.00 Theresa Reiley Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of April, 2013 Notary Public MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)
BILL GARRETT, Davidson County Trans:T20130032861 DEEDWARR Recvd: 04/22/13 13:43 2 pgs Fees:13.00 Taxes:1263.55 20130422-0039810	

PATRICIA D. CALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd. Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trent M. Yates and Alexandra C. Yates	Avenue Bank	118010203.00
(NAME) 1008 Montrose Avenue	(NAME) 111 10th Avenue South, Suite 200	
(ADDRESS) Nashvillle, TN 37204	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Richard D. Hanson and Patricia M. Hanson**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Trent M. Yates and Alexandra C. Yates, husband and wife**, 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 Lot No. 111 on the Plan of Montrose Place as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 111 fronts 50.0 feet on the north side of Montrose Street or Avenue and runs back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Richard D. Hanson and wife, Patricia M. Hanson by Warranty Deed from James E. Perry dated August 30, 1995 of record in Book 9786, page 947, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1008 Montrose Avenue, Nashvillle, TN 37204

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, has 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 our hands this **16th** day of **April, 2013**

Richard D. Hanson
Richard D. Hanson

Patricia M. Hanson
Patricia M. Hanson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Richard D. Hanson and Patricia M. Hanson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **16th** day of **April, 2013**

BEVERLY PARHAM
STATE OF TENNESSEE NOTARY PUBLIC
WEAKLEY CO. TN.

Beverly Parham
Notary Public

My commission expires: 11-19-14