Davidson County	DEEDWARR
Recvd: 05/07/15 08:09	3 pgs
Fees:18.00 Taxes:18.50	
20150507-0041570	

WARRANTY DEED **TT2015 315**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $5,000.00 David Dadon AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 6TH DAY OF MAY, 2015. Notary Public MY COMMISSION EXPIRES: 5/30/17

PUBLIC
MADISON COUNTY, TENNESSEE
SHEILA B. STEVENSON
NOTARY
EXP. 6/30/17

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
David Gordon, Jr. **1421 East Nir Shreibman Blvd.** **Lavergne, TN 37086**	**Same**	**58-16 - 28.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Edward Allan Yates, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto David Gordon, Jr. unmarried *(hereinafter called "Grantee")*, 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. 15 of Block "CC" on the Map of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Cedar Circle, said point being the common corner of Lots Nos. 15 and 16 of Block "CC"; thence along the line between said lots in a southwesterly direction 255.4 feet to a point; thence in a northeasterly direction 50 feet to a point in the southwesterly margin of Cedar Circle; thence along the margin of the same in a northeasterly direction 245 feet to a point; thence along the easterly margin of Cedar Circle in a southwesterly direction 88.9 feet to the point of beginning.

Being the same property conveyed to Edward Allan Yates by deed of record from Sharon Yates recorded as document 20111115-0089258 in Davidson County, TN on 11/15/2011.

The above-described property is improved property known as **4050 Cedar Circle, Nashville, TN 37218**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free,

clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of May, 2015.

GRANTOR:

Edward Allan Yates

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Edward Allan Yates, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the within named bargainor, and that he/she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 6th day of May, 2015.

Notary Public
My Comm. Exp.: 5/30/17



CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

