Davidson County DEEDWARR
Recvd: 08/07/15 16:11 3 pgs
Fees:18.00 Taxes:1165.50
20150807-0079142

WARRANTY DEED

KPG15-0801

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Tyler Moyer	Tyler Moyer	
801 McCarn Street (ADDRESS)	801 McCarn Street (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	08307005400

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ABBE L. YELTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAREN TAYLOR, UNMARRIED AND TYLER MOYER AND KAITLIN MOYER, HUSBAND AND WIFE, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 34 on the Plan of the Subdivision of Robert E. Powers' Lands, of record in Plat Book 421, page 56, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 34 fronts 50 feet on the westerly side of McCarn Street, formerly Campbell Avenue, and runs back between parallel lines with the northerly margin of Tillman Avenue 154 feet to an alley.

Being the same property conveyed to Abbe L. Yelton, unmarried by warranty deed from Jon Thomas and wife, Jennifer W. Thomas of record in Instrument No. 20070612-0070323 Register's OFfice for Davidson County, Tennessee, dated 6/11/2007 and recorded on 6/12/2007.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 421, page 56, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 801 McCarn Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 5th day of August, 2015.

Abbe L. Yelton

STATE OF Colorado
COUNTY OF Jefferson

On this the ~~5th~~ 6 day of August, 2015, before me personally appeared Abbe L. Yelton, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of August, 2015.

Stacey K R
Notary Public

My Commission Expires: 12-22-2016

(SEAL)

STACEY K RAMON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084042686
MY COMMISSION EXPIRES 12/22/2016

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Robyn DuBray, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

