WARRANTY DEED

File #15094688

BILL GARRETT, Davidson County
Trans:T20150083584 DEEDWARR
Recvd: 10/01/15 11:11 2 pgs
Fees:13.00 Taxes:913.90
20151001-0099827

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2015.

Andrea R. Bishop
Notary Public

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

ANDREA R. BISHOP NOTARY PUBLIC STATE OF TENNESSEE SEVIER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TBC Development, LLC	New Owner	071070111.00 071070112.00
(NAME)	(NAME)	
1516 Winterberry Drive		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(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/WE, **Steven V Yates, Unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TBC Development,LLC, a Tennessee Limited Liability Company** 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:

Parcel I:
A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows to wit:
Being the westerly 50 feet of lot no. 45, on the map of J.B. Haynies' Oriental Subdivision, as of record in Book 161, Page 26 and 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Parcel II:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the easterly 50 feet of lot no. 44, on the map of J.B. Haynies' Oriental Subdivision, called Oriental Gardens, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee, and further described according to a survey made by John Kohl, Dated November 12, 1985, as follows:

Said easterly 50 feet of Lot 44 fronts 50 feet on the north side of Price Avenue and runs back between parallel lines 140 feet to a line in the rear which measures 50 feet.

Being the same property conveyed to Steven V. Yates, Unmarried by deed from Richard Rogero, Married Man, dated 08/15/2007, of record in Instrument No. 20070821-0100226, said Register's Office.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) any and all other matters of public record.

unimproved ☐
This is improved ☒ property, known as **219 & 219C Prince Avenue, Nashville,TN,37207**
(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 our hands this 25th day of September, 2015.

Steven V Yates

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Steven V Yates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 25th day of September, 2015.

Commission expires:

8/18/18

Vanessa E Allen

Notary Public

Rutherford County Vanessa E Allen STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128