This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/26/16 08:33 3 pgs
Fees:18.00 Taxes:629.00
20160126-0007173

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $170,000.00

Affiant

Subscribed and sworn before me this the 21st day of January, 2016.

Notary Public
My commission expires: 3/3/[illegible]

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gerald Prince 529 Drake Avenue Nashville, TN 37211-2802	New Owner	133-01-0-010-00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TRAVIS B. YETTON, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GERALD PRINCE, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of An Addition to and a revision of Lots 93, 94, 95, 96, 97 of the H. G. McNabb Subdivision of record in Plat Book 1130, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Drake Avenue at the common corner of Lots 37 and 38; thence with the line between said lots, Southerly 198 feet to a point; thence North 86 degrees 15' West 80.9 feet to a point at the common corner of Lots 38 and 39; thence with the line between said lots Northerly 159.6 feet to a point in the Southerly margin of Drake Avenue; thence with the margin of said Avenue, Northeasterly around a slight curve 40.4 feet to a concrete monument and continuing with the margin of said avenue Northeasterly 45.6 feet to another concrete monument, and continuing with same Easterly 6.5 feet to the point of beginning.

Being the same property conveyed to Travis B. Yetton, a single person, and Kathryn E. Joseph, a single person, as Joint Tenants with Right of Survivorship by Warranty deed from Norma Jewel Vickers, a single person of record in Instrument No. 20080807-0081415 Register's Office for Davidson County, Tennessee, dated July 31, 2008 and recorded on August 07, 2008.

Being the same property conveyed to Travis Benjamin Yetton by Quitclaim Deed from Elise Jospeh Yetton pursuant to the Marital Dissolution Agreement, Civil Action No. 12D1295, dated October 10, 2012 of record Instrument No. 20160126-0007172; said Register's Office for Davidson County, Tennesse.

The said Kathryn E. Joseph has since married and is now known as Elise Jospeh Yetton.

Subject to all Easements and Restrictions of record.

THIS IS ____ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 529 Drake Avenue, Nashville, TN 37211-2802.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 21st day of January, 2016.

Travis B. Yetton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Travis B. Yetton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of January, 2016.

My commission expires: 9/10/18

Notary Public



True Copy Certification

I, Cari Mule' 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, Pam Smithson, a notary public for this county and state, Cari Mule', 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:03/20/2018

