THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160043996 DEEDWARR
Recvd: 05/25/16 11:18 2 pgs
Fees:13.00 Taxes:1446.70

20160525-0052536

DAVIDSON COUNTY, TENNESSEE R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,000.00.

Kristen Laurel Hovis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May, 2016

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Hovis	New Owner	MAP
4100 Idaho Avenue		PARCEL 103-04-0-270.00
Nashville, TN 37209-3620		
(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, **Natalie Marie Standridge, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristen Laurel Hovis and husband Alexander Clark Yancey**

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. 9 on the Map of Charlotte Avenue Church of Christ Addition to West Nashville, as of record in Book 547, Page 199, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 70 feet on the Northerly side of Idaho Avenue and extends back 150 feet on the Easterly line with the Westerly right-of-way line of West Nashville Branch of the N.C. & St. L. Railroad and 150 feet on the Westerly line to an alley, measuring 76.6 feet thereon.

Being the same property conveyed to Randall E. Haley and Natalie Haley, husband and wife by Warranty deed from Tina Rucker, as Trustee of the trust created under the Last Will and Testament of Edward Mills, Jr., and Willie N. Mills, individually, as Devisee under the Last Will and Testament of Edward Mills, Jr., and Tina Rucker, as Executrix of the Last Will and Testament of Edward Mills, Jr., or Personal Representative of the Estate of Edward Mills, Jr. of record in Instrument No. 20140103-0000759 Register's Office for Davidson County, Tennessee, dated December 19, 2013 and recorded on January 03, 2014.

Being the same property conveyed to Natalie Marie Standridge by Quitclaim deed from Randall Edward Haley of record in Instrument No. 20150121-0006006 Register's Office for Davidson County, Tennessee, dated January 07, 2015 and recorded on January 21, 2015.

Being also known as 4100 Idaho Avenue Nashville, Tennessee 372093620.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **4100 Idaho Avenue, Nashville, TN 37209-3620.**

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 my hand( ) this the 24th day of May, 2016.

Natalie Marie Standridge

Natalie Marie Standridge

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Natalie Marie Standridge** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of May, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE