THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1603

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Arthur Yokley, Sr. PO Box 60 Madison, TN 37116	New Owner	70-9-102.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this the 13 day of June, 2016.

Notary Public

My Commission Expires:
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/20/16 08:45 3 pgs
Fees:18.00 Taxes:351.50
20160620-0062101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **David Janke and Cindy Janke, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Arthur Yokley, Sr., a married man, as his sole and separate property and Arthur Yokely, Jr., an unmarried man, as joint tenants** 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. 21 on the Map of Bordeauxmont, not of record, being a subdivision of the John E. Curtis Lands, and described according to a copy of a survey thereof by Lewis D. Justice, Surveyor, February 21, 1945, as follows:

Beginning at a stake in the northwesterly margin of Alpine Avenue, at the corner of Lots No. 20 and 21, 150 feet north of the northerly margin of Cliff Drive; thence with the line between said lots, northwesterly 174 feet to a stake in the southeasterly margin of Summitt Avenue; thence with the margin of the same, northeasterly 75 feet to a point, the corner of Lots No. 21 and 22; thence with the line between said lots southeasterly 174 feet to the margin of Alpine Avenue; thence with the margin of the same, southwesterly 75 feet to the point of beginning.

Being the same property conveyed to David Janke by Warranty Deed from Stephen Fouche, dated June 7, 2002, recorded June 18, 2002, of record in Instrument No. 20020618-0073476, Register's Office for Davidson County, Tennessee.

Cindy Janke joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: **2210 Summit Avenue, Nashville, TN 37218**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of **June, 2016.**

GRANTOR(S)

David Janke

Cindy Janke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **David Janke and Cindy Janke** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **13th** day of **June, 2016.**

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Jessica Lascelle, a notary public for this county and state, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica Lascelle

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT 18, 2016