WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1910

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1910

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Arthur Steve Yokley, Sr. 512 Cuniff Parkway Goodlettsville, TN 37072	NEW OWNER	81-15-464.00

BILL GARRETT, Davidson County
Trans:T20160061868 DEEDWARR
Recvd: 07/19/16 09:51 2 pgs
Fees:13.00 Taxes:481.00
20160719-0074023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$130,000.00**

Affiant

ROBIN L FRIEDMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

Subscribed and sworn to before me, this the 7th day of July, 2016.

Notary Public

My Commission Expires: 7-4-2018
(Affix Seal)

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, **UP Development, LLC, a limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Arthur Steve Yokley, Sr., a married man as his sole and separate property and Arthur Steve Yokley, Jr. a single 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:

INCUDED within the above description but specifically EXCLUDED therefrom, is the following tract conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, in Book 8066, page 175, Register's Office for Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a part of Lot No. 27 on the Plan of George Shield's Addition to North Nashville, of record in Book 57, page 62, Register's Office for said County, described as follows:

RIGHT-OF-WAY: Beginning at an iron pin in the existing northerly right-of-way of Scovel Street; said pin being the southwesterly corner of Parcel 465, on Tax Map 81-15, of record in book 1125, page 32, Register's Office for Davidson County, Tennessee; thence along said existing right-of-way, S 79 deg. 08 min. 57 sec. W, 20.35 feet to a point; thence with a curve to the left having a central angle of 54 deg. 37 min. 19 sec. and a radius of 25.00 feet, for a length of 23.83 feet to a point; thence S 08 deg. 50 min. 41 sec. E, 9.91 feet to the point of beginning and containing 57.60 feet, more or less.

Being the same property conveyed to UP Development LLC by Trustee's Deed from Wilson & Associates, PLLC, as Successor Trustee, dated November 6, 2015, recorded November 13, 2015, of record in Instrument No. 20151113-0115577, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Frederick McKissack, an unmarried man by Warranty Deed from Clyde R. Hunter and wife, Roslyn D. Hunter, dated November 21, 2006, recorded December 5, 2006, of record in Instrument No. 20061205-0149875, said Register's Office.

**NOTE: With this conveyance, legal description is being corrected due to Scriver's Error in prior deeds.

This is ☒ Improved OR ☐ Unimproved property located at: **1902 Scovel, Nashville, TN 37209**

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 its 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.

WITNESS our hands on the **7th** day of **July, 2016**.

UP Development, LLC

By: _____
Taurus McCain, Member

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 Taurus McCain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Member** of **UP Development, LLC,** the within named bargainor, a limited liability company, and that he/she as such **Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as **Member**.

Witness my hand and Official Seal this the **7th** day of **July, 2016**.

ROBIN L FRIEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

_____
Notary Public
My Commission Expires: 7-4-2018