Davidson County DEEDWARR
Recvd: 07/19/16 11:13 3 pgs
Fees:18.00 Taxes:1072.63
20160719-0074149

#1352

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Delvin Jevon Pikes and wife, Ginessa Danielle Pikes.	IberiaBank Mortgage	Map 172-12-0-B-
404 Cody Hill Cove	1279 Cantrell Rd	Parcel 339.00CO
Nashville, TN 37211	Little Rock AR 72223	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Byron F. Yawn and wife, Robin D. Yawn,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Delvin Jevon Pikes and wife, Ginessa Danielle Pikes,** (The "Grantees"), their heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 226, on the Plan of Bradford Hills, Section Fourteen, of record in Plat Book 7900, page 6, amended in Book 7900, page 739, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Byron F. Yawn and wife, Robin D. Yawn by warranty deed dated March 16, 2001 from Scott Wimpelberg and wife, Karen Wimpelberg of record in Instrument No. 20010320-0026616, said Register's Office.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. **2016 Taxes, a lien now yet due and payable and assumed by Grantees.**
2. **HOA Charter of record in Book 8071, page 520, said Register's Office**
3. **Open Space Deed of record in Book 8154, page 304, said Register's Office.**
4. **By-Laws of record in Book 8069, page 531, said Register's Office.**
5. **Restrictions of record in Book 8069, page 170 and in Book 9384, page 290, said Register's Office.**
6. **Any and all matters appearing on the plan of record in Plat Book 7900, page 6, amended in Plat Book 7900, page 739, said Register's Office.**

This is improved property commonly known as **404 Cody Hill Cove, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $289,900.00.

Affiant

Subscribed and sworn to before me this 12 day of July, 2016.

Notary public:
My commission expires: 3-19-17

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of July, 2016.

Byron F. Yawn

Robin D. Yawn

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bryon F. Yawn and Robin D. Yawn** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 12 day of **July, 2016.**

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON County

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith