WARRANTY DEED

File #16277

Davidson County DEEDWARR
Recvd: 07/21/16 15:52 3 pgs
Fees:18.00 Taxes:962.00
20160721-0075408

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Natalie Kay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019
(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Yoder II	New Owner	083-05-163.00
(NAME)	(NAME)	
1021 Mansfield Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, WE, **LaDon E. Payne and Teresa O. Callis, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Yoder II, an unmarried man and J. Wesley Yoder, a married man,** 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:

A CERTAIN TRACT OF PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE SOUTHERLY 140 FEET OF LOT NO. 9 AND A 10 FOOT STRIP LYING BETWEEN SAID LOT AND THE NORTH MARGIN OF MANSFIELD AVENUE ON THE PLAN OF D.H. BAILY PROPERTY AS OF RECORD IN BOOK 421, PAGE 65, REGISTER'S OFFICE FOR SAID COUNTY.

SAID SOUTHERLY PART OF LOT NO. 9 AND SAID 10 FOOT STRIP FRONTS 50 FEET ON THE NORTHERLY SIDE OF MANSFIELD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO THE SOUTHERLY MARGIN OF A 10 FOOT STRIP CONVEYED TO THE CITY OF NASHVILLE BY DEED FROM W.H. HUNTER AND WIFE, OF RECORD IN BOOK 749, PAGE 97, SAID REGISTER'S OFFICE.

BEING A PART OF THAT CERTAIN PROPERTY CONVEYED TO LADON E. PAYNE AND TERESA O. CALLIS, TENANCY IN COMMON WITH THE RIGHT TO SURVIVORSHIP, DATED FEBRUARY 2, 2006, OF RECORD IN INSTRUMENT NO. 20060208-0015949, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 1021 Mansfield Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 18th day of July, 2016.

LaDon E. Payne

Teresa O. Callis

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, LaDon E. Payne and Teresa O. Callis, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of July, 2016.



Notary Public

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017