WARRANTY DEED

JESSICA L. TOLLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 0002003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2016.

Jessica L Tolley
Notary Public

MY COMMISSION EXPIRES: 2-16-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mekeesha McClure	Mekeesha McClure	150-07-0-309.00
(NAME)	(NAME)	
3227 Anderson Road	112 Gwendolyn Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN, 37013	Lavergne, TN 37086	
(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, **Freddie J. Yates (a/k/a Jeanie F. Yates), an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mekeesha McClure, a married woman,** HEREINAFTER CALLED THE GRANTEE, 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. 10B on the Plan of Zone Lot Division, Lots 9, 10, and 11, Section 1, Lakeshore Woods, of record in Plat Book 5200, Page 502, as amended in Plat Book 5800, Page 315, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeanie F. Yates, married by Warranty deed from Craig S. Gibbs and wife, Trudi S. Gibbs of record in Book 10387, page 842, Register's Office for Davidson County, Tennessee, dated March 07, 1997 and recorded on March 21, 1997.

Grantor hereby warrants and affirms that Jeanie F. Yates and Freddie J. Yates are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3227 Anderson Road, Antioch, TN 37013

(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.

Davidson County DEEDWARR
Recvd: 07/22/16 15:38 3 pgs
Fees:18.00 Taxes:370.00
20160722-0075937

Witness my hand this 21st day of July, 2016.

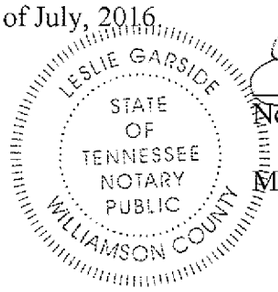
Freddie J. Yates

Freddie J Yates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Freddie J. Yates, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 21st day of July, 2016.



Leslie Garside

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Angela Howard, 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 Rutherford

Personally appeared before me, Jessica L. Tolley, a notary public for this county and state, Angela Howard 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: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY