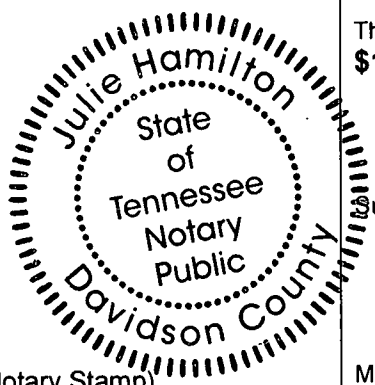
 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is **$171,557.00.** Affiant Subscribed and sworn to before me, this 21st day of July, 2016. Notary Public My commission expires: 7/3/2017

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Freddie J. Yates	Same as New Owner	**075-08-0-237.00**
664 Dutchmans Drive		
Hermitage, TN 37076-2326		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Trula D. Davis, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Freddie J. Yates, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Hunters Hill, Section I of record in Plat Book 5800, Page 350, 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 Trula D. Davis, unmarried by Quitclaim deed from Richard Hamilton Davis and wife, Trula P. Davis of record in Book 8878, page 129, Register's Office for Davidson County, Tennessee, dated February 26, 1993 and recorded on March 03, 1993. (Value or consideration shown in aforementioned deed $0.00.) Being also known as 664 Dutchmans Drive Hermitage, Tennessee 370762326.

BILL GARRETT, Davidson County
Trans:T20160063911 DEEDWARR
Recvd: 07/25/16 15:03 2 pgs
Fees:13.00 Taxes:634.76
20160725-0076491

This is **improved** property known as **664 Dutchmans Drive, Hermitage, TN 37076-2326.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Subject to all matters shown on the Plan of record in Plat Book 5800, page 350, Register's Office for Davidson County, Tennessee

3. Restrictions, of record in Book 6215, page 881, as amended in Book 6223, page 335, Book 6489, page 932 and Book 6553, page 441, all in the Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of July, 2016.

7/21/16

Trula D. Davis

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, Trula D. Davis, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

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

Notary Public
My Commission Expires: 11/19/2016

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SolomonParks File No. 160226

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

SP 11/2015