WARRANTY DEED

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$175,000.00.

Affiant

Subscribed and sworn to before me this 28th day of July, 2016

Notary Public
My Commission expires: 11-5-2016
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Arthur S. Yokley Sr.	New Owner	Map 070-13-0 Parcel 093.00
512 Cunniff Parkway		
Goodlettsville, TN 37072	,	

Davidson County DEEDWARR
Recvd: 08/05/16 14:25 3 pgs
Fees:18.00 Taxes:647.50
20160805-0081572

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roy C Richardson, Robert E. Richardson, Kimberly Dawn Tyler, Emily Lynn Richardson, Amanda Paige Richardson,** hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Arthur S. Yokley Jr. and Arthur S. Yokley Sr., as joint tenants with right of survivorship,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, near Bordeaux and lying between the Cumberland River and Hamilton County Road and described according to a copy of a survey thereof made by Wm. Collier Parrish Associates, Engineers, March 20, 1956, as follows:

Beginning at a point at an elbow turn of Cliff Drive at the northeast corner of this Lot; thence with the margin of said Drive, westerly 162.5 feet to a point; thence southerly 75 feet to a point; thence easterly 162.5 feet to the west margin of Cliff Drive; thence with the margin of the same, northerly 75 feet to the point of beginning.

Being the same property conveyed to Elmer S. Richardson and wife, Katherine B. Richardson by deed from Oliver Franklin Bennett of record in Book 2594, page 109, Register's Office for Davidson County, Tennessee. Said Elmer Eugene Richardson having since died on April 4, 1983 leaving Katherine B. Richardson as the surviving tenant. Said Katherine B. Richardson having since died on having since died on Novembe 1, 2014 leaving Roy C. Richardson, Robert E. Richardson, Kimberly Dawn Taylor, Emily Lynn Richardson, and Amanda Paige Richardson as her heirs in a Last Will and Testament recorded as Case No. 16P629, Probate Clerks Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Ay inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land

This is improved property known as: **2129 Cliff Drive, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 28, 2016.

Roy Cordell Richardson
Roy C Richardson

Robert Eugene Richardson
Robert E. Richardson

Kimberly Dawn Tyler by Roy C Richardson Atty in FACT
Kimberly Dawn Tyler by Roy C. Richardson as Attorney in Fact

Emily Lynn Richardson by Roy C Richardson Atty in FACT
Emily Lynn Richardson by Roy C. Richardson as Attorney in Fact

Amanda Paige Richardson by Roy C Richardson Atty in FACT
Amanda Paige Richardson by Roy C. Richardson as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roy C Richardson and Robert E. Richardson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 28, 2016

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Roy C. Richardson, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Kimberly Dawn Tyler, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Kimberly Dawn Tyler the bargainor(s), by the said Roy C. Richarson, as Attorney-in-Fact.

WITNESS my hand and seal, this 28th day of July, 2016.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Roy C. Richardson, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Emily Lynn Richardson, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Emily Lynn Richardson the bargainor(s), by the said Roy C. Richarson, as Attorney-in-Fact.

WITNESS my hand and seal, this 28th day of July, 2016.

_____ My Commission Expires: 11-6-17
NOTARY PUBLIC

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Roy C. Richardson, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Amanda Paige Richardson, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Amanda Paige Richardson the bargainor(s), by the said Roy C. Richarson, as Attorney-in-Fact.

WITNESS my hand and seal, this 28th day of July, 2016.

_____ My Commission Expires: 11-6-17
NOTARY PUBLIC

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 5-24-17

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.