Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170007280 DEEDWARR
Recvd: 01/25/17 14:03 2 pgs
Fees:13.00 Taxes:3385.50
20170125-0008229

39-B
File #16-1406A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **3416 Hopkins Partners, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Trent Meek Yates and Alexandra Yates, husband and wife**, hereinafter called the **Grantee**, Grantee's 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 Unit B of 3416 Hopkins Street Cottages, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 3416 Hopkins Street Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150818-0083069, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3416 Hopkins Street Cottages, a Horizontal Property Regime with the plat filed as Exhibit "B" and the Private Elements, contained in said Declaration, the By-Laws appended thereto in Exhibit "C" to said Declarations appearing in Instrument No. 20150818-0083069, said Register's Office, are incorporated hereby reference and made part hereof the same as though copied herein for a more complete identification and description of said unit.

Being part of the same property conveyed to 3416 Hopkins Partners, LLC by deed from Joanne Hostettler Floyd, unmarried, dated August 17, 2015, of record in Instrument No. 20150818-0083068, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3416 B Hopkins Street, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of January, 2017.

3416 Hopkins Partners, LLC

Robert S. Davis II, President

Robert S. Davis, II, President

State of Tennessee)
County of Davidson)

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Robert S. Davis, II, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the President of the maker, 3416 Hopkins Partners, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of 3416 Hopkins Partners, LLC as President.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 915,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of January, 2017.

Notary Public

My Commission Expires: 5-F-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Trent Meek Yates	Pinnacle Bank	117-7-4B-002.00
3416 B Hopkins Street	150 3rd Avenue South, Suite 900	
Nashville, TN 37215	Nashville, TN 37201	