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

39-B
File #17-1013

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 **Trent M. Yates and Alexandra C. Yates, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Bradley H. Barnes, unmarried,** 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 Lot No. 111 on the plan of Montrose Place as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 111 fronts 50.0 feet on the north side of Montrose Street or Avenue and runs back between parallel lines 160.00 feet to an alley.

Being the same property conveyed to Trent M. Yates and Alexandra C. Yates, husband and wife, by deed from Richard D. Hanson and Patricia M. Hanson, husband and wife, dated April 16, 2013, of record in Instrument No. 20130422-0039810, 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: 1008 Montrose Avenue, Nashville, TN 37204.

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.

BILL GARRETT, Davidson County
Trans:T20170010260 DEEDWARR
Recvd: 02/03/17 09:45 2 pgs
Fees:13.00 Taxes:2042.40
20170203-0011652

WITNESS THE EXECUTION HEREOF this 20th day of January, 2017.

Trent M. Yates

Trent M. Yates

Alexandra C. Yates

Alexandra C. Yates

State of Tennessee
County of Davidson)

On this 20th day of January, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Trent M. Yates and Alexandra C. Yates, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

DAVIDSON COUNTY, TN
KENNETH M. BALLEW
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: $ 552,000.00.

Affiant

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

Notary Public

My Commission Expires: 9-11-17

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:
Bradley H. Barnes
1008 Montrose Avenue
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
118-01-0-203.00