prepared and Record and Return to:

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Arthur S. Yokley and Arthur S. Yokley, Jr. 512 Cunniff Pkwy Goodlettsville, TN 37072	New Owners	Map 81.01 Parcel 4

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Mark S. Hughes, an unmarried person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Arthur S. Yokley and Arthur S. Yokley, Jr. as tenants in common with full rights of survivorship (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description.

Being the same property conveyed to Mark S. Hughes, by Warranty Deed from Kevin Steele and wife, Stacey Steele of record in Instrument Number 20110902-0068522, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 1913 Hailey Avenue, Nashville, TN 37218.

This conveyance is subject to the following:

1. County Taxes for the year 2017 for Davidson County, Tennessee.
2. Matters shown on the plat, of record in Book 547, page 155, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $139,999.00.
(
(Subscribed and sworn to before me
(this 10 day of March, 2017.
(
(My Commission Expires: 9-10-18

Affiant

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20170021599 DEEDWARR
Recvd: 03/14/17 09:32 3 pgs
Fees:18.00 Taxes:518.00
20170314-0024805

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10 day of March, 2017.

Mark S. Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mark S. Hughes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 10th day of March, 2017.

Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

EXHIBIT A

Surveyor's Description
Metro Nashville-Davidson County Property Map No. 81.01, Parcel 4

Being a Parcel of land in Second Council-Manic District, Urban Services District, of Metropolitian Nashville-Davidson County, Tennessee. Being parts of Lots Nos. 42 and 44, on the map of Haleys Subdivision of part of Block 5, in G.T. Sheegogs Subdivision at Bordeaux as of record in Plat Book 547, page 155, R.O.D.C. being the southerly 30 feet of Lot No. 42 (Stated as 43 in Instrument No. 20110902-0068522, R.O.D.C., and being of a triangular shape) and the northerly 35 feet of Lot No.44 (as measured along Hailey Avenue, and not consisting of the entirety of the northern portion of said Lot 44) on the revised Map of Haleys Subdivision of Part of Block No. 5 in G.T. Sheegogs Subdivision, and being described more particularly as follows:

BEGINNING at an Iron Rod (Old) in the westerly right-of-way of Hailey Avenue being S 37° 13' 33" W, 150.2 feet more or less from the southerly right of way of River Drive;

THENCE, with said Halley Avenue S 37° 13' 33" W, Passing the common corner of said Lots 42, and 44 at 30 feet, and continuing 35 feet for a total distance of 65.00 feet to the northerly line of the Cathedral of Praise, Inc. property of record in Instrument No. 20060706-0080917, R.O.D.C.;

THENCE, with said Cathedral of Praise, Inc. property N 52° 46' 27" W, 150.00 feet to the easterly line of Metro Government School Bordeaux property of record in Deed Book 647, Page 198, R.O.D.C.;

THENCE, with said Metro Government School Bordeaux property N 37° 13' 33" E, 65.00 feet to an Iron Rod (Old) in the southerly line of Brian Woodard & Darling Brown property of record in Instrument No. 20131001-0103090, R.O.D.C.;

THENCE, with said Brian Woodard & Darling Brown property S 52° 46' 27" E, 150.00 feet to the POINT OF BEGINNING;

Containing 9,750 Square Feet or 0.22 Acres, more or less;

Barge Waggoner Sumner and Cannon, Inc.
Project No. 3655600
Dated: March 8, 2017