Davidson County DEEDWARR
Recvd: 05/02/17 14:43 3 pgs
Fees:18.00 Taxes:444.00
20170502-0043190

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of May, 2017, by and between Rhonda Lind Harris, an unmarried woman, party of the first part, and Arthur S. Yokley, Sr., a married man, and Arthur S. Yokley, Jr., an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 458 on the Plan of Haynes Manor, Section 3, as of record in Book 4175, Page 11, Register's Office for said County, described as follows:

BEGINNING at a point in the southeasterly margin of Woodward Drive at the common corner of Lots Nos. 458 and 472; thence with the margin of said Drive, northeasterly 81 feet to a point in the beginning of a curve; thence around said curve, easterly and southeasterly 39.27 feet to a point in the southwesterly margin of Cravath Drive; thence with the margin of the same, southeasterly 72 feet to a point in the common corner of Lots Nos. 458 and 459; thence with the line between said lots, southwesterly 106 feet to a corner of Lot No. 472 on said plan; thence with the line between Lots Nos. 458 and 472, northwesterly 97 feet to the point of beginning.

Being all or part of the same property conveyed to Rhonda Lind Harris by virtue of that certain Affidavit of Heirship dated April 8, 2006, and being of record at Instrument No. 20090408-0032157 and Will dated February 7, 1989 of record at Instrument No. 20020612-0071280 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property is not her primary residence, and that said property has been used for investment purposes only.

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(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to restrictions of record in book 3829, page 720, book 3840, page 404, book 4228, page 685, and in book 4243, page 869, said Register's Office; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Rhonda Lind Harris

Rhonda Lind Harris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Rhonda Lind Harris, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of May, 2017.

Notary Public

VENIKKIA CUNNIGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: 9.25.2019

Property Owner & Address: Arthur S. Yokley, Sr. and Arthur S. Yokley, Jr.
512 Cunniff Parkway
Goodlettsville, TN 37072

Tax Parcel No 05911010200

Property Address: 3834 Woodward Drive
Nashville, TN 37207

MAIL TAX BILLS TO: ~~Owner at property address~~
Owner at owner's address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $120,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of May, 2017.

Notary Public

My Commission Expires: 9.25.19

VENIKKIA CUNNIGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019