Bill Garrett
Batch# 17284
10/24/2017 10:56:39 AM
Fees: $13.00 Taxes: $629.00
Davidson County
DEEDWARR
2 pgs
20171024-0108860

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GVRES-17-303A-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Subscribed and sworn to before me, this 19th **day of October, 2017.**

Notary Public
My commission expires: 7/6/20

06-1708-76801

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Troy Smith 1138 Brookwood Lane Nashville TN 37220	Troy Smith 1138 Brookwood Lane Nashville TN 37220	135-01-0-A-001.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert P. Yates, Jr., married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Troy Smith, married**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 303A, on the Plan of Ladybird Townhomes, as established by the Declaration of Covenants, Conditions, and Restrictions and Easements for Ladybird Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20081104-0109559, and as depicted on Exhibit "C" thereto, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert P. Yates, Jr., a single person by deed from Joshua L. Collins, married, and Deborah F. Collins and Jesse L. Collins, wife and husband, dated November 21, 2014, recorded November 25, 2014, of record in Instrument No. 20141125-0108771, Register's Office for Davidson County, Tennessee. Ashley Collins, spouse of Joshua L. Collins, joined in this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Jose Castro, spouse of Grantor joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This property is improved property known as 303 A Ladybird Drive, Nashville, TN 37217.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 19 day of October, 2017.

Robert P. Yates, Jr.

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert P. Yates, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 19 day of October, 2017.

Notary Public
State of Tennessee at Large

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

My Commission expires:

WITNESS my hand this 4 day of October, 2017.

Jose Castro

STATE OF OREGON
COUNTY OF Multnomah

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jose Castro**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Portland, OR, this 4th day of October, 2017.

Notary Public

My Commission expires: July 1, 2019

OFFICIAL STAMP
THINH TRAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 940537
MY COMMISSION EXPIRES JULY 01, 2019