THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180215094

Bill Garrett Davidson County
Batch# 76101 **DEEDWARR**
04/04/2018 08:39:20 AM 2 pgs
Fees: $13.00 Taxes: $987.16

20180404-0031416

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $266,800.00.

Affiant

Subscribed and sworn to before me, this 2nd day of April, 2018.

Notary Public
My Commission Expires:

JONATHAN B. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR...

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Madeline Dozier 2067 Stokes Ln Nashville TN 37215-1547	New Owner	Tax Parcel ID No. 117070M01400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian D. Yoeckel, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Madeline Dozier, an unmarried woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2067, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime, established by master Deed of record in Instrument Number 20021121-0145225, in the Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit C to the aforementioned master deed and being located upon Lot No. 2 on the plan of Resubdivision of Woman's Club of Nashville of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian D. Yoeckel, a single man by Warranty Deed from Renee McAdams Smith, married, recorded on the 18th day of January, 2013 in Instrument No. 20130118-0006112, in the Register's Office of Davidson County, Tennessee.

Stacy Yoeckel joins in this conveyance for the purpose of conveying all right, Title and interest she may have in and to the above described property as spouse of Brian D. Yoeckel.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF WOMAN'S CLUB OF NASHVILLE, as recorded in Plat Book 6200, Page(s) 383.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9619, Page 112.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FAIRSTED PARK CONDOMINIUMS of record in Instrument No. 20021121-0145225, as amended by instrument(s) of record in Instrument No. 20030328-0041138; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Easement recorded in Book 3921, Page 507.

Right of Entry Agreement recorded in Book 9921, Page 620.

This is improved property located at 2067 Stokes Ln Nashville TN 37215-1547

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of April, 2018.

Brian D. Yoeckel

Stacy Yoeckel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian D. Yoeckel, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of April, 2018.

Notary Public
My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stacy Yoeckel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2018.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021