Return To:
McCann & Hubbard
~~1804 Williamson Ct, Suite 201~~
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2018.

Notary Public

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 30, 2022

MY COMMISSION EXPIRES:

G-VRES-18-600B

(A Bill Garrett Davidson County
Batch# 76944 DEEDWARR
04/06/2018 01:05:19 PM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20180406-0032564

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JoAnna L. Yates	New Owner	
(NAME)	(NAME)	**082-16-0O-002.00CO**
600 B Fatherland St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMMIT J. MARTIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOANNA L. YATES, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2, on the Fatherland @ 6th Townhomes, a Horizontal property regime with private elements, as recorded in the Master Deed of record in Instrument No. 20140822-0076655 and amended in Instrument No. 20150710-0067195, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Emmit J. Martin, unmarried by Warranty deed from ZGold Partners LLC, a Tennessee limited liability company of record in Instrument No. 20150825-0085505 Register's Office for Davidson County, Tennessee, dated August 21, 2015 and recorded on August 25, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 45, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140822-0076655 and amended in Instrument# 20150710-0067195, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20150825-0085733, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 B Fatherland St., Nashville, Tennessee 37206**.

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 we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our 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. 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/our hand(s) this the 29th DAY OF MARCH, 2018.

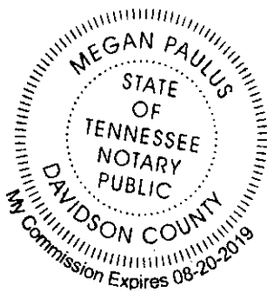
Emmit J. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMMIT J. MARTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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Nashville, TN 37212