BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 82765 **DEEDWARR**
04/19/2018 09:40:50 AM 4 pgs
Fees: $23.00 Taxes: $87.88

20180419-0036886

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,750.00

J. Randy York
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Randy York and Linda B. York	New Owner	New Map & Parcel: 149.000-391.00
(NAME) 2492 Una Antioch Pk.	(NAME)	PART OF: 149-40
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **J. RANDY YORK, PEGGY Y. MILES AND CHARLES D. YORK, CO-EXECUTORS OF THE ESTATE OF MIGNONETTE YORK BEARDEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. RANDY YORK AND LINDA B. YORK, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 1st Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an old iron rod at the southwest corner of Johnny Randall York, Etux as recorded in Book 4433, Page 332, Register's Office for Davidson County, Tennessee;

Thence, along York's most southerly line S 87°12'00" E, 215.00 feet to a new iron rod;

Thence, with a new line crossing C.A. York's property as recorded in Book 2641, Page 596 and Book 2647, Page 503, Register's Office for Davidson County, Tennessee, S 02°48'00" W, 203.59 feet to a new iron rod;

Thence, N 87°12'00" W, 212.93 feet to a new iron rod in C.A. York's westerly line;

Thence, along the westerly line of said C.A. York, N 02°13'00" E, 203.60 feet to the Point of Beginning and containing 1.00 acres or 43,560 square feet, also See Attached Exhibit "A".

Being a portion of the property conveyed to C.A. York and wife, Inez Sullivan York by Deed of record in Book 2647, page 503, said Register's Office. C.A. York died on January 19, 1981 survived by Mignonette Sullivan York (aka Mignonette York Bearden) who died on February 3, 2014, leaving a Last Will and Testament that was probated under Docket No. 14P-326 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, J. Randy York, Peggy Y. Miles and Charles D. York were appointed to serve as Co-Executors. Inez Sullivan York, Mignonette Sullivan York and Mignonette York are one and the same.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Property of Grantees herein shown in Warranty Deed of record in Book 4433, page 332, Register's Office for Davidson County, Tennessee will be consolidated with the property referenced above.

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

unimproved x
This is improved _ property, known as 0 Moss Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 18 day of April, 2018

ESTATE OF MIGNONETTE YORK BEARDEN

BY: J. Randy York

J. RANDY YORK, CO-EXECUTOR

BY: Peggy Y. Miles

PEGGY Y. MILES, CO-EXECUTOR

BY: Charles D York

CHARLES D. YORK, CO-EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, J. Randy York, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Executor of The Estate of Mignonette York Bearden, and who further acknowledged that he is authorized to execute the within instrument as Co-Executor of said Estate.

Witness my hand and official seal at Nashville, Tennessee this 18 day of April, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Peggy Y. Miles, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Executor of The Estate of Mignonette York Bearden, and who further acknowledged that she is authorized to execute the within instrument as Co-Executor of said Estate.

Witness my hand and official seal at Nashville, Tennessee this 18 day of April, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN
My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Charles D. York with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Executor of The Estate of Mignonette York Bearden, and who further acknowledged that he is authorized to execute the within instrument as Co-Executor of said Estate.

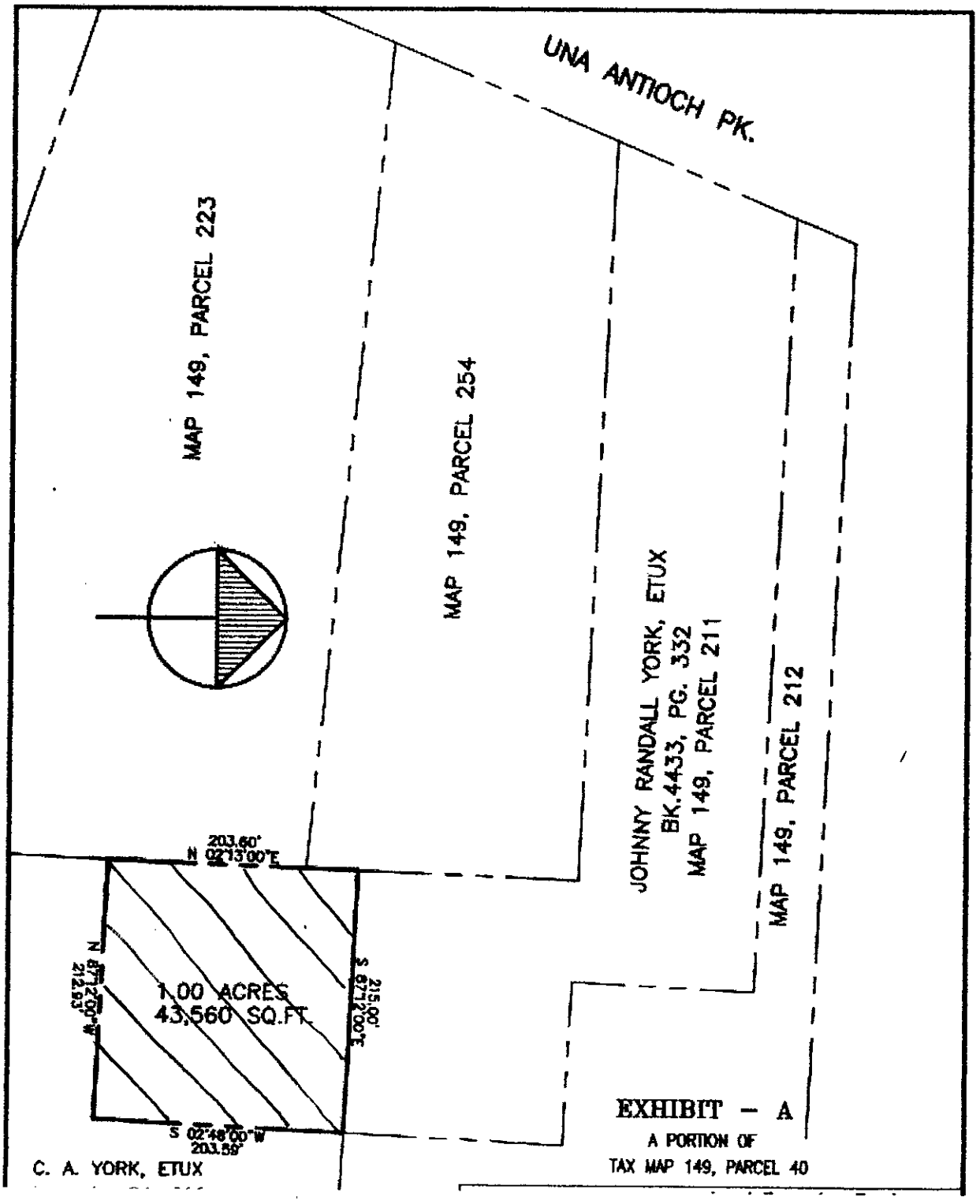
Witness my hand and official seal at Nashville, Tennessee this 18th day of April, 2018.

Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN

Notary Public

EXHIBIT "A"


UNA ANTIOCH PK.
MAP 149, PARCEL 223
MAP 149, PARCEL 254
JOHNNY RANDALL YORK, ETUX
BK.4433, PG. 332
MAP 149, PARCEL 211
MAP 149, PARCEL 212
N 203.60' 02°13'00"E
N 87°47'00" W 212.63'
S 87°47'00"E 215.00'
1.00 ACRES
43,560 SQ.FT.
S 02°48'00" W 203.59'
C. A. YORK, ETUX
EXHIBIT – A
A PORTION OF
TAX MAP 149, PARCEL 40