This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 86685 **DEEDWARR**
05/01/2018 08:48:47 AM 2 pgs
Fees: $13.00 Taxes: $1,683.13

20180501-0040777

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $454,900.00.

Affiant

Subscribed and sworn before me this the 26 day of April, 2018.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan M. Tracy 1241 4th Ave N. Nashville, TN 37208	Ryan M. Tracy 1241 4th Ave N. Nashville, TN 37208	082-09-0Q 034.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CASEY MCKINLEY YATES, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RYAN M. TRACY, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1241 of Horizontal Property Regime of 4th and Monroe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Horizontal Property Regime of 4th and Monroe of record in Instrument Number 20070619-0073328, as amended and restated in Instrument No. 20120824-0076410 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit D to said Amended and Restated Master Deed in Instrument No. 20120824-0076410; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Amended and Restated Master Deed in Instrument No. 20120824-0076410.

Being the same property conveyed to Casey McKinley Yates, unmarried by deed from Nashten, LLC, a Tennessee Limited Liability, dated 10/18/2013, of record in Instrument No. 20131022-0110224, said Register's Office.

The same Casey McKinley Yates, now married, never made this property their marital home.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1241 4th Ave N., Nashville, TN 37208.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 26th day of April, 2018.

Casey McKinley Yates by Jenny West Attorney in fact

Casey McKinley Yates
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of April, 2018, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Casey McKinley Yates by Specific POWER OF ATTORNEY dated April 18, 2018, and who acknowledged that he executed the same as the free act and deed of Casey McKinley Yates.

Witness my hand and official seal this 26th day of April, 2018.

My commission expires: 9/10/18

Notary Public