Bill Garrett Davidson County
Batch# 87063 DEEDWARR
05/01/2018 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20180501-0041038

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

JOHN HALL
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Sharon Mullin
Affiant

Subscribed and sworn to before me, this 1st day of May, 2018.

Notary Public

My Commission Expires: 10-14-2019

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
George R. Frost 19 Northumberland Nashville, TN 37215	SAME	131030C17200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RAE CAROL YARBROUGH, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GEORGE R. FROST,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Building Site No. 172 on the Plan of Arden Place, Section V, of record in Book 4955, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rae Carol Yarbrough by deed from Gary Preston and wife, Robin Preston, of record in Instrument No. 20120503-0038015, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2018 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 4955, page 41, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 4628, page 473, Register's Office for Davidson County, Tennessee. Master Deed containing Declaration of Covenants, Conditions, liens, Easements and Restrictions, including but not limited to easements assessments, special assessments, charges and liens, contained in instrument of record in Book 4754, page 455; First Supplemental of record in Book 4819, page 564; Second Supplemental of record in Book 4916, page 277; Third Supplemental of record in Book 5019, page 942, Fourth Supplemental of record in Book 5091, page 66 and Fifth Supplemental of record in Book 5129, page 120, Sixth Supplemental of record in Book 5163, page 384, Seventh Supplemental of record in Book 5231, page 375, Eighth Supplemental of record in Book 5351, page 592 and Ninth Supplemental of record in Book 5514, page 636, Register's Office for Davidson County, Tennessee and First Amendment of record in Instrument No. 20070816-0098235; Second Amendment of record in Instrument No. 20140801-0069316 and Third Amendment of record in Instrument No. 20171017-0106296, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as: **4400 Belmont Park Terrace Unit 172, Nashville, TN 37215.**

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of May, 2018

Rae Carol Yarbrough

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RAE CAROL YARBROUGH**, the within named bargainor, 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 30th day of April, 2018.

Notary Public

My Commission Expires: 7-2-2018

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

True Copy Certification

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

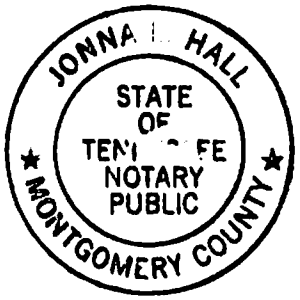
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Wesley D. Turner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal



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