Bill Garrett Davidson County
Batch# 89392 DEEDWARR
05/07/2018 03:42:27 PM 2 pgs
Fees: $13.00 Taxes: $1,705.70
20180507-0043684

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $461,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2018.

Notary Public
MY COMMISSION EXPIRES:
File No. G18-1675D

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew Jacob Droke and Jamie Michelle Droke, Husband and Wife (NAME)	PINNACLE BANK SPLIT (NAME)	103-12-0-111.00
4015 Aberdeen Road (STREET ADDRESS)	150 3rd AVE S, STE 900 (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37201 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **LynneYates Graham, Co-Conservator of Mary Elizabeth Yates and Jan M Yates, Co-Conservator of Mary Elizabeth Yates**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Jacob Droke and Jamie Michelle Droke, 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 Davidson County, Tennessee, being Lot No. 21, Block "G" on the plan of Cherokee Park, Section 2, as shown by plat of record in Plat Book 547, Page 175, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Leo D. Yates and wife, Mary Elizabeth Yates from J.B. Rucker and wife, Pearl L. Rucker, by Deed dated December 10, 1949, in Book 1782, Page 37, in the Register's Office for Davidson County, Tennessee.

Leo D. Yates having since died on May 19, 1984 vesting his interest in Mary Elizabeth Yates as surviving tenant by the entirety.

Lynne Yates Graham and Jan M. Yates were appointed as Co-Conservators over the person and property of Mary Elizabeth Yates By Order for Appointment of Conservatorship referred to as Case No: 17CV-1979 in the Chancery Court for Rutherford County, Tennessee At Murfreesboro dated February 1, 2018.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 175, Register's Office for Davidson County, Tennessee.
2. Charter of Homeowner's Association of record as Instrument Number 20000531-0054011, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 4015 Aberdeen Road, Nashville, TN 37205.

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. Whenever 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 4th day of May, 2018.

x Lynne Yates Graham
Lynne Yates Graham, Co-Conservator of Mary Elizabeth Yates — May 04, 2018 Date

x Jan M. Yates
Jan M Yates, Co-Conservator of Mary Elizabeth Yates — May 04, 2018 Date

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STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named for Lynne Yates Graham, Co-Conservator of Mary Elizabeth Yates, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this 4th day of May, 2018.

My Commission Expires: 3/21/22

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named for Jan M. Yates, Co-Conservator of Mary Elizabeth Yates, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of May, 2018.

My Commission Expires: 3/21/22

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066