WARRANTY DEED

Bill Garrett Davidson County
Batch# 94284 DEEDWARR
05/18/2018 10:06:26 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00

20180518-0047703

G-VRES-18-1802

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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)
James A. Yokley		
(NAME) **1802 Natchez Trace**	(NAME) James A. Yokley	**104-07-0-284.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) 301 NE 24th St Wilton Manors, FL 33305-1124	
(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, **DAVID DORRIS, MARRIED, AND MICAH LACHER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES A. YOKLEY, A MARRIED MAN ,** 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 and being Lot No. 5 and the Southerly 5-feet of Lot No. 6 on the Map of Rich's Re-subdivision (of certain lots in Stokes and Marshall's Subdivision) recorded May 10, 1928, as of record at Plat Book 547, page 172 in the Register's Office for said Davidson County.

Said Lot No. 5 and Southerly 5-feet of Lot No. 6 front together 55 feet on the Easterly side of 28th Avenue South or Compton Road (now known as Natchez Trace) and extends back between tines 151 feet, more or less, on the Northerly line and 151.6 feet on the Southerly line to a dead line (along the Westerly margin of an alley) and measures 55 feet thereon.

Being the same property conveyed to David Dorris, married and Micah Lacher, unmarried as tenants in common with rights of survivorship by Warranty Deed from Kathryn S. WIlliams, unmarried of record in Instrument No. 20140623-0054402 Register's Office for Davidson County, Tennessee, dated June 09, 2014 and recorded on June 23, 2014.

Micah Lacher is married and the above referenced property is investment property and has never been the principal marital residence for either of the Grantors.

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 547, Page 172, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1802 Natchez Trace, Nashville, Tennessee 37212**.

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 15th DAY OF MAY, 2018.

David Dorris

Micah Lacher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID DORRIS, 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 15th of May, 2018.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICAH LACHER, 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 15th of May, 2018.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212