WARRANTY DEED

Bill Garrett Davidson County
Batch# 99224 DEEDWARR
06/01/2018 01:00:49 PM 2 pgs
Fees: $13.00 Taxes: $954.60

20180601-0052388

JM-BR-18-2956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9.16.2020 (AFFIX SEAL)

TESSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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)
Donald Wesley Breedwell	**FirstBank**	
(NAME)	(NAME)	**136-05-0A-023.00-CO**
2956 Harbor Lights Dr	**318 Seaboard Lane, Ste. 205**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Franklin, TN 37067**	
(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, **STACIE A. YATES AND CHRISTOPHER J. YATES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD WESLEY BREEDWELL, AN UNMARRIED 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, being Lot No. 23 on the Plan of Bayview Estates, Phase One, First Revision (A Planned Unit Development) of record in Plat Book 9700, Page 920, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stacie A. Yates and Christopher J. Yates, husband and wife by Quitclaim deed from Stacie A. Yates of record in Instrument No. 20150616-0057009 Register's Office for Davidson County, Tennessee, dated May 25, 2015 and recorded on June 16, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 9700, Page 920, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10323, Page 55; Book 10727, Page 268; Book 11019, Page 911; Book 11251, Page 126, Book 11271, Page 163 and In Instrument No. 20020104-0001403, Register's Office for Davidson County, Tennessee
- By-Laws of Bayview Estates Homeowners Association of record in Book 10323, Page 86, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Bayview Estates Homeowner's Association of record in Instrument Number 20000710-0068261, in the Register's Office for Davidson County, Tennessee.
- Landscape agreement of record in Book 10339, Page 298, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3708, Page 237; Book 7830, Page 233; Book 10085, Page 576 and in Book 10339, Page 233, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Bell South of record in Book 11762, Page 271, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2956 Harbor Lights Dr, Nashville, Tennessee 37217**.

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 31st DAY OF MAY, 2018.

Stacie A. Yates

Stacie A. Yates

Christopher J. Yates

Christopher J. Yates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACIE A. YATES, 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 31st of May, 2018.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER J. YATES, 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 31st of May, 2018.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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