(1) Box 36

Bill Garrett Davidson County
Batch# 102456 DEEDWARR
06/08/2018 01:24:10 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20180608-0055307

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1031

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

RICHARD W. SEBASTIAN NOTARY PUBLIC EXPIRES TENNESSEE MAY 6, 2019 DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of June, 2018

Notary Public
Commission Expires: 5/6/19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chester Yeager 1111 Glenwood Avenue Nashville, TN 37204-3921	Same as owner	131-04-0-205.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

William T. Englert and wife, Sarah Englert

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chester M. Yeager and Kathryn Yeager, 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. 56 on the Plan of M. N. Young's Park View Subdivision of record in Plat Book 547, Page 173, 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 William Englert and wife, Sarah Englert by Warranty deed from C. H. Newsom and wife, Stacy B. Newsom of record in Instrument No. 20031022-0155768 Register's Office for Davidson County, Tennessee, dated October 14, 2003 and recorded on October 22, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1111 Glenwood Avenue, Nashville, TN 37204-3921.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of June, 2018.

William T. Englert

Sarah Englert

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

William T. Englert and Sarah Englert

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of June, 2018.

Notary Public

My Commission Expires: 5/2/22

(Notary Seal)

