Bill Garrett Davidson County
Batch# 117092 DEEDWARR
07/17/2018 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20180717-0069515

WARRANTY DEED

JONATHAN R. MEDLEY STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of July, 2018.

Notary Public

My commission expires: 11/19/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cooper Dysert	Grantee	Map 061-04-0 Parcel 077-00
1309 Haysboro Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jayme Yeo nka Jayme Marigza-Yeo and Robert M. Marigza-Yeo, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cooper R. Dysert, unmarried

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. 12, Block "B", on the Plat of Map of Hayesboro Development Company, Hayesboro Subdivision, a part of The Marina McGaughey Property, of record in Book 1130, Page 47, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jayme Yeo, an unmarried woman, by Deed dated July 28, 2014 from George Comeaux, unmarried, and Amanda Connolly, unmarried, of record in Instrument No. 20140804-0069340, Register's Office for Davidson County, Tennessee. Jayne Yeo has since married and is now known as Jayme M. Marigza-Yeo.

Robert M. Marigza-Yeo, spouse of the above named Jayme Marigza-Yeo, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 1130, Page 47, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4178, page 229, Register's Office for Davidson County, Tennessee. 3) Restrictive Covenants contained in instrument of record in Book 1174, Page 311, Book 1247, Page 57, Book 1490, Page 567, Register's Office for Davidson County, Tennessee. 4) Current taxes prorated and assumed by Grantee.

This is improved (__x__) Unimproved (____) property, known as **1309 Haysboro Avenue, Nashville, TN 37216**

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 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 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 **13th** day of **July, 2018.**

Jayme Yeo nka Jayme Marigza-Yeo

Robert M. Marigza-Yeo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jayme Yeo nka Jayme Marigza-Yeo and Robert M. Marigza-Yeo,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **July, 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Jonathan Medley, 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 Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, Jonathan Medley 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:
Notary' Seal

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 3, 2020