Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr Ste 290
Brentwood, TN 37027

B18-1669

Karen Y Johnson Davidson County
Batch# 138351 DEEDWARR
09/10/2018 11:47:49 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20180910-0089483

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS September 5, 2018.

Notary Public
Commission Expires: 9-26-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Theodore Joseph Meyer and Kimberly Renee Meyer 5432 Incline Drive Nashville, TN 37211	Gardner Financial dba Legacy Mort. 3503 Pacoanos Pkwy San Antonio, TX 78231	172-06-0A-072.00-CO

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,

Walter A. Yates and Kimberly F. Yates, husband and wife

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

Theodore Joseph Meyer and Kimberly Renee Meyer, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Mountain View, Section 2, of record in Plat Book 9700, Page(s) 656 and 657, 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 Walter A. Yates and Kimberly F. Yates, husband and wife by Cash Deed from The Secretary of Housing and Urban Development, of record in Instrument No. 20140619-0053508, Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on June 19, 2014.

Being also known as 5432 Incline Dr., Nashville, Tennessee 37211

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: 5432 Incline Drive, Nashville, TN 37211.

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 September 5, 2018.

Walter A. Yates
by Kimberly F. Yates, his Attorney-in-Fact
Walter A. Yates by Kimberly F. Yates, his Attorney-In-Fact

Kimberly F. Yates
Kimberly F. Yates

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kimberly F. Yates** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this September 5, 2018.

Notary Public
My Commission Expires: _____

(Notary Seal)

SARAH SIMMONS
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 02, 2022
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

On this 5th day of September, 2018, before me personally appeared **Kimberly F. Yates**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Walter A. Yates** acknowledged that such person executed the same as the free act and deed of **Walter A. Yates**.

Witness my hand and official seal this September 5, 2018.

Notary Public
My Commission Expires: _____

(Notary Seal)

SARAH SIMMONS
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 02, 2022
COUNTY OF DAVIDSON