

My Commission Expires JAN 6, 2020

STATE OF TENNESSEE 21423
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/6/20

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Robert D. Yates	Send Tax Bills To: Mr. & Mrs. Robert D. Yates
(Name) 7388 Fulcrum Avenue	(Name) 7388 Fulcrum Avenue
(Street Address or Route Number) Orlando, FL 32812	(Street Address) Orlando, FL 32812
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 073160A21200CO

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, Mary E. Rader, an unmarried woman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert D. Yates and Nila E. Yates, 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:

Being Lot No. 212 on the Plan of Cumberland Trace, as of record in Plat Book 5200, Page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in The Cumberland Trace Homeowners Association, all as described in Book 6218, page 528, said Register's Office, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Mary E. Rader, an unmarried woman, by Warranty Deed from Arthur Joseph Godfrey, unmarried, filed of record in Instrument No. 20160623-0063988, Register's Office for Davidson County, Tennessee.

The sales price as of the last conveyance was $150,000.00.

THIS conveyance is subject to the Declaration of Covenants, Conditions, Restrictions and By-Laws for Cumberland Trace Homeowner's Association and all other easements and restrictions of record.

This is improved property known as 212 Cumberland Trace, Nashville, TN 37214.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 3rd day of December, 2018.

Seller

Mary E. Rader

Karen Y Johnson Davidson County
Batch# 172674 DEEDWARR
12/11/2018 02:00:15 PM 2 pgs
Fees: $13.00 Taxes: $826.95

20181211-0120594

21423

STATE OF INDIANA
COUNTY OF ALLEN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary E. Rader, the within named bargainor(s), 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, this 29th day of November, 2018.

Notary Public

My Commission Expires:
7/11/25

CORY D YAGER
Notary Public – Seal
Allen County – State of Indiana
Commission Number 702619
My Commission Expires Jul 11, 2025