Karen Johnson Davidson County
Batch# 214097 DEEDWARR
04/04/2019 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $946.09
20190404-0030757

WARRANTY DEED

HANNA-H19039

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,700.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF April, 2019.

Notary Public

(Affix Seal)

My Commission Expires: 3-5-23

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
George Hanna	NEW OWNER'S	83.13-0-523.00
315 S. 10th Street	Same	
Nashville, TN 37206		

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, I/we, BOBBY JOE YATES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GEORGE HANNA, hereinafter called the Grantee(s), their heirs 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. 6 on the Plan of Shelby Hills, Section III, as of record in Book 3500, page 116, Register's Office for said County.

Said lot fronts 58.93 feet on the easterly side of South 10th Street and runs back 199.96 feet on the northerly line and 198.22 feet on the southerly line to an alley in the rear on which it measures 58.93 feet.

Being the same property conveyed to Bobby Joe Yates by Deed pf record in Inst # 200608160100743, recorded 8/16/2006, Register's Office for Davidson County, Tennessee.

Previously conveyed to W.J. Yates and wife, Thelma H. Yates by warranty deed from F.R. Escue and L.C. Young, d/b/a Escue and Young recorded 4-29-1965 in book 3885, page 329. W. J. Yates and Thelma Yates were divorced by Final Decree dated July 30, 1975 in case number 77228 of the First Circuit Court of Davidson County, Tennessee. In said decree, a certified copy of which is record as Instrument number __201904040030756 Register's Office for Davidson County, Tennessee, title was divested from W. J. Yates and vested in Thelma H. Yates individually.

( ) unimproved
This is (X) improved property known as 315 S. 10th Street, Nashville, Tennessee 37206 .

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, the GRANTORS, 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 that 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 my/our hand(s) this 1st day of April, 2019 :

Bobby Joe Yates by Dvonne Renee Davis, Attorney in Fact

Bobby Joe Yates by Dvonne Renee Davis, Attorney in Fact

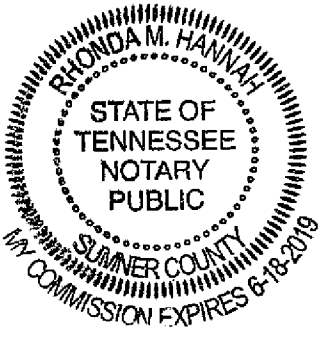
STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Dvonne Renee Davis**, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Bobby Joe Yates** ,and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said **Bobby Joe Yates** for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 1 day of April, 2019.

My Commission Expires:

Notary Public



True Copy Certification

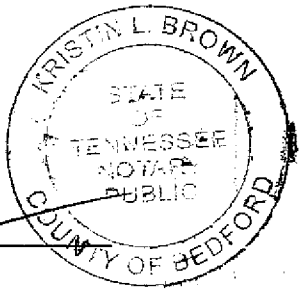
I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II 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: 3-5-23