Karen Johnson Davidson County
Batch# 224486 DEEDWARR
05/01/2019 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $8,713.50
20190501-0040367

34773

WARRANTY DEED

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WCGRB LLC, a Delaware limited Liability company and WCGGC LLC, a Delaware limited liability company	WCGRB LLC, a Delaware limited Liability company and WCGGC LLC, a Delaware limited liability company	130-09-0-155.00
(NAME)	(NAME)	
40 East 94th Street, Apt 29C	40 East 94th Street, Apt 29C	
(ADDRESS)	(ADDRESS)	
New York, NY 10128	New York, NY 10128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we Darrin Yappen and Melanie Yappen, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto WCGRB LLC, a Delaware limited Liability company and WCGGC LLC, a Delaware limited liability company, as tenants in common, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot in Davidson County, Tennessee, being Lot No. 1 on the plan of Consolidation Plat, Part of Lots 2 & 3, Block 3 on the Map of The Highlands of Belle Meade No. 1, as of record in Instrument No. 20150831-0088362, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darrin E. Yappen and Melanie P. Yappen, husband and wife by Warranty Deed from Kenneth N. Hancock and wife, Sherrie F. Hancock, dated June 08, 2015 and recorded June 10, 2015 of record in Instrument No. 20150610-0055044, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 407 West Brookfield, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 412111
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 30th day of April, 2019.

Darrin E. Yappen

Melanie P. Yappen

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 Darrin E. Yappen and Melanie P. Yappen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of April, 2019.

STEVE WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-28-2020

Notary Public
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

