THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $585,000.00. Affiant
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 34750-04-2019**	Subscribed and sworn to before me this 2nd day of May, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shelby C. Baxter 223 Woodmont Circle Nashville, TN 37205	Shelby C. Baxter 223 Woodmont Circle Nashville, TN 37205	Map and Parcel No.: 116 08 0 J 001 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mathew J. Yabroudy and wife, Kathleen M. Yabroudy**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shelby C. Baxter, unmarried** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 223 Woodmont Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 226347 **DEEDWARR**
05/06/2019 10:47:05 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50

20190506-0042077

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of May, 2019.

Mathew J. Yabroudy

Kathleen M. Yabroudy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mathew J. Yabroudy and Kathleen M. Yabroudy, 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, at office, this 2nd day of May, 2019.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Revised Kenner Manor as of record in Plat Book 6250, page 777, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew J. Yabroudy and wife, Kathleen M. Yabroudy by deed dated May 22, 2014 from Michael S. Sloane, married, of record in Instrument No. 20140522-0044349, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 116 08 0 J 001 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Kenner Manor of record in Book 6631, page 407, Register's Office for Davidson County, Tennessee
3. By-Laws of Kenner Manor Homeowner's Association, of record in Book 6631, page 417, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6250, page 777, Register's Office for Davidson County, Tennessee.