Karen Johnson Davidson County
Batch# 227545 DEEDWARR
05/08/2019 02:22:30 PM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20190508-0043166

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34680-02-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00. Affiant Subscribed and sworn to before me this 2nd day of May, 2019. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Darrin Yappen & Melanie Yappen 215 Jackson Blvd. Nashville, TN 37205	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Hoover, AL 35244	Map and Parcel No.: 116 10 0 078 00

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, **Ruth See Schimmel**, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melanie P. Yappen and Darrin Yappen, wife and husband** ("Grantee"), their 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 215 Jackson Blvd., 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.

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

Ruth See Schimmel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ruth See Schimmel, 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, 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, 2021

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly one-half of the westerly 105 feet of Lot No. 14 and the northerly one-half of the easterly 60 feet of Lot No. 15 on the Plan of A.M. Bransford's Subdivision of Lots Nos. 29 thru 34 and Lot No. 45 in First Belle Meade Subdivision, as of record in Book 421, page 139, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts 105 feet on the southerly side of Jackson Boulevard and extends back 179 1/2 feet, more or less, on the easterly line and 186 feet on the westerly line to a dead line which measures 105 feet.

Said part of Lot No. 15 fronts 60 feet on the southerly side of Jackson Boulevard and extends back 186 feet on the easterly line and 190.2 feet, more or less, on the westerly line to a dead line which measures 60 feet.

Being the same property conveyed to Ruth See Schimmel by deed dated May 16, 2013 from William C. Allen and wife, Judson C. Allen of record in Instrument No. 20130520-0050290, 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 10 0 078 00.
2. Belle Meade City taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No.: 116 10 0 078 00.
3. Restrictive covenants and agreements contained in an instrument of record in Book 482, pages 45-50, Book 523, page 300, and Book 749, page 296, Register's Office for Davidson, County, Tennessee.
4. All matters appearing on the Plan of record as Book 421, page 139, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 332, pages 88 and 89, Register's Office for Davidson County, Tennessee.
6. Agreement regarding water taps of record in Book 749, page 499, Register's Office for Davidson County, Tennessee.
7. Reference is made to the encroachment of a brick wall over the property line on the east side of the property conveyed in the deed recorded in Book 10131, page 439, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] 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: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019