Name and Address of New Owner:
Dean Yakura
2517B Herman Street
Nashville, TN 37208

Send Tax Bills To:
Ameris Bank
1800 Parkway Place, Suite 820
Marietta, GA 30067

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 092040H00200CO

Karen Johnson Davidson County
Batch# 240691 DEEDWARR
06/07/2019 03:38:54 PM 2 pgs
Fees: $13.00 Taxes: $1,352.35

20190607-0054944

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lilley TN Properties, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dean Yakura, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Unit B, as established by the Declaration of Covenants, Conditions and Restrictions for 912 14th Avenue North Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20170417-0037149, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lilley TN Properties LLC, by Quitclaim Deed from Olympus Development Group,LLC, dated April 19, 2017 of record in Instrument No. 20170428-0041999, from Register's Office for Davidson County, Tennessee.

The property is subject to Taxes and Assessments for 2019 and subsequent years; any and all existing easements and restrictions as shown of record in Instrument Number 20170417-00337149, Register's Office for Davidson County, Tennessee.

This is Improved Property known as: 1308 Ireland Street, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of June, 2019.

Lilley TN Properties, LLC, a Limited Liability Company

By: _____(SEAL)
Jim Hyde, Authorized Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned of the state and county mentioned, personally appeared Jim Hyde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Lilley TN Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Jim Hyde as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Murfreesboro TN this 5th day of June, 2019.

_____
Notary Signature

Printed Name: Julie Coone

My commission expires: 3-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$365,000.00~~ $365,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
5th day of June, 2019.

_____
Notary Public
My commission expires: _____
File No. 2019-105

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022