Warranty Deed

Karen Johnson Davidson County Batch# 242628 DEEDWARR 06/13/2019 08:25:31 AM 2 pgs Fees: $13.00 Taxes: $2,479.00 20190613-0056631	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $670,000.00. Affiant Subscribed and sworn to before me, this the 31st day of May, 2019. Notary Public My commission expires:

TIARA L. JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christina C. McAfee Matthew E. McAfee	New Owner	132-15-0-031
724 Elysian Fields Road		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **ROGER TREY YANT AND WIFE, ANNA CATESBY YANT,**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINA C. MCAFEE AND MATTHEW E. MCAFEE, WIFE AND HUSBAND** , HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 41 on the Plan of Unrecorded Map of Elysian Fields, Section II, as referenced in the deed of record in Book 3507, Page 39, in the Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by Z. J. Wilkinson, surveyor, on March 25, 1948, as follows:

Beginning at a point in the northerly margin of Elysian Fields Road, 1624 feet westerly from the L & N Railroad property line at an iron pin which is 188.5 feet east of the center line of a culvert, both of said measurements being along the center line of Elysian Fields Road, which is a curve, said point likewise being at the corner of Lots Nos. 41 and 42; thence with the line between said lots, north 44 degrees 45 minutes east 335 feet to an iron pin; thence easterly around a slight curve, 90.2 feet to an iron pin at the corner of Lots Nos. 40 and 41; thence with the line between said lots, southwesterly 335 feet to an iron pin in the margin of Elysian Fields Road; thence with the line of the same, northwesterly around a curve, 175 feet to the point of beginning.
Being the same property conveyed to Roger Trey Yant and wife, Anna Catesby Yant by Warranty deed from Debra K. Moore Trust Dated February 21, 2006 of record in Instrument No. 20120402-0027823 Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on April 2, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 724 Elysian Fields Road Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of May, 2019.

Roger Trey Yant

Anna Catesby Yant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2019, before me personally appeared Roger Trey Yant and Anna Catesby Yant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of May, 2019.

Notary Signature
My commission expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021