WARRANTY DEED

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

(this space for recording info)

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of June, 2019.

NOTARY PUBLIC

My commission expires: Karen Johnson

Davidson County
Batch# 249049 **DEEDWARR**
06/26/2019 11:59:47 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190626-0061956

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 19-1060 DRAKE

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS: Roger Drake and Elise Drake	SEND TAX BILLS TO: Citibank	MAP-PARCEL NUMBERS
(NAME) 1000 Matthews Ave	(NAME) 1000 Technology Dr.	061-11-0-111.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) O'Fallon, MO 63368	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Germaine Yaney, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger Drake, a married man and Elise Drake, an unmarried woman, as tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTEES, 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. 36 and the West one-half of Lot No. 35 on the Map of Resubdivision of Lots 11 to 17, inclusive of I. C. McMahan's Maplewood Tract, as of record in Book 547, page 144, Register's Office for said County.

Said lot and part of said lot adjoin and front together 75 feet on the Southerly side of Matthews Avenue, and extend back 141.5 feet on the Westerly line of Lot No. 36 and 169.1 feet more or less on the Easterly line of part of Lot No. 35, to a dead line in the rear on which it measures 79.725 feet.

Being the same property conveyed to Julie L. Bryer, married and Paul J. Yaney, married, as joint tenants with rights of survivorship by Warranty deed from Lela Ann Allen, Executrix of the Estate of Lottie Hagewood Deceased of record in Instrument No. 20050824-0101133 Register's Office for Davidson County, Tennessee, dated August 22, 2005 and recorded on August 24, 2005.

Being the same property conveyed to Julie L. Bryer, an unmarried woman by Quit Claim deed from Julie L. Bryer, an unmarried woman, who acquired title as married of record in Instrument No. 20121107-0102881 Register's Office for Davidson County, Tennessee, dated October 09, 2012 and recorded on November 07, 2012.

Being the same property conveyed to Julie L. Bryer, an unmarried woman and Germaine Yaney, an unmarried woman, as joint tenants with rights of survivorship by Quit Claim deed from Julie L. Bryer, an unmarried woman of record in Instrument No. 20141120-0106934 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 20, 2014. Julie L. Bryer having since died leaving Germaine Yaney as surviving tenant.

Being also known as 1000 Matthews Ave Nashville, Tennessee 37216..

DESIGNATED as Tax ID: 061-11-0-111.00

This is unimproved ☐ improved ☒ property known as 1000 Matthews Ave, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hand this the 7th day of June, 2019.

Germaine Yancy by Cathy Zeigler, Attorney-in-Fact

Germaine Yancy, by Cathy Zeigler, Attorney-In-Fact

STATE OF Indiana
COUNTY OF Allen

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cathy Zeigler, to me know (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Germaine Yancy, and acknowledged that she executed the same as the fee act and deed of the said Germaine Yancy.

Witness my hand and official seal, this the 7th day of June, 2019.

John T Offerle
Notary Public

My Commission Expires: 3/28/2024