RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911739

WARRANTY DEED

Karen Johnson Davidson County
Batch# 250634 DEEDWARR
07/01/2019 10:50:31 AM 2 pgs
Fees: $13.00 Taxes: $1,174.31

20190701-0063483

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,380.00.

jwR
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2019.

Katherine Warren
NOTARY PUBLIC

My commission expires: 4/13/22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Dambrino 103 Westwood Trace Nashville, TN 37212	Same address as new owner	104 14 0B 003.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventeen Thousand Three Hundred Eighty and 00/100 Dollars ($317,380.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ROBERT J. YAWN, A MARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **KATHRYN DAMBRINO, A SINGLE WOMAN**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 3, on the Plan of Westwood Tract, of record in Plat Book 6200, Page 215, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Robert J. Yawn, by Warranty Deed from William Rob Byrd and wife, Clair C. Byrd, dated June 15, 2012 and recorded in Instrument No. 20120618-0053146, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 103 Westwood Trace, Nashville, TN 37212, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 6200, Page 215; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **LEAH YAWN,** wife of the aforesaid **ROBERT J. YAWN,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property.

WITNESS OUR HANDS, this the 26th day of June, 2019.

ROBERT J. YAWN

LEAH YAWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert J Yawn and Leah Yawn, 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 and seal, this the 26th day of June, 2019.

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

Printed Notary Name

My commission expires: 11/16/22