THIS INSTRUMENT PREPARED BY:

Robert West
Two Ingram Blvd.
LaVergne, TN 37089

Record & Return To:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203A
Nashville, TN 37215
File No.: 190520709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,856,000.00

Affiant

Subscriber and sworn to before me this 20th day of September, 2019.

Notary Public
My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 291533 DEEDWARR
09/26/2019 08:56:01 AM 4 pgs
Fees: $23.00 Taxes: $6,867.20

20190926-0097809

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information<br>Map and Parcel/Account: |
|---|---|---|
| Taylor Mayes and Blake Mayes<br>4502 Yancey Drive<br>Nashville, TN 37215 | Taylor Mayes and Blake Mayes<br>4502 Yancey Drive<br>Nashville, TN 37215 | 13016005500 |

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, David B. Ingram, married("Grantors"), have this day bargained and sold, and does hereby transfer to Taylor Mayes and Blake Mayes, husband and wife ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Being the same property conveyed to David B. Ingram by The Baird Graham Company, L.L.C., a Tennessee limited liability company, by Warranty Deed dated February 10, 2017 and filed of record on February 13, 2017 as Instrument: 20170213-0014977, in the Register's Office of Davidson County.

Sarah L. Ingram joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This is improved property commonly known as 4502 Yancey Drive, Nashville, Tennessee 37215.

To have and to hold said real estate, with the appurtenances, estate, title and interest thereon belonging, to Grantees, their successors and assigns, forever.

Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "B" 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, the undersigned have executed this instrument on this 19th day of September, 2019, but effective as of September 20, 2019.

**David B. Ingram**

Sarah L Ingram

**Sarah L. Ingram**

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, David B. Ingram and Sarah L. Ingram, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of September, 2019.

Karla L. Bryant
Notary Public

My Commission Expires: 11/17/19

KARLA L BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

## EXHIBIT A
## Property Description

Land in Davidson County, Tennessee, being the southerly part of a tract marked "Parcel A Reserved" on the plan of Yancey Subdivision, as of record in Book 2330, page 18, and part of a 50 foot strip lying immediately in the rear of said tract marked "Parcel A Reserved" being known as part of Lot No. 6 on the Plan of the Subdivision of Guilford Dudley's Place, not of record, described together according to a survey made by Ralph W. C. Lambert, November 29, 1955, as follows:

Beginning in the easterly margin of Yancey Drive at the northwest corner of Lot 1, of Block "N" on the Plan of Tyne Meade, Section 3, of record in Book 1424, pages 12, 13, 14; thence with the easterly margin of said Yancey Drive northwardly 164.6 feet to an iron pin; thence South 85 deg. 53 min. East 215 feet to an iron in the easterly line of said tract marked "Parcel A Reserved", and continuing in the same direction 50 feet, in all 265 feet to an iron pin; thence South 4 deg. 23 min. West 164.6 feet to an iron pin; thence North 85 deg. 53 min. West 50 feet to a monument in the southeast corner of said tract marked "Parcel A Reserved" and continuing in the same direction 216 feet to the beginning.

Exhibit B

This conveyance is subject to the matter listed below.

1. All taxes and assessments for the year 2019 and subsequent years, not yet due and payable.
2. All matters that would be disclosed by an accurate survey of the applicable real property.
3. All building and zoning ordinances, laws, regulations and restrictions by municipal or other governmental authority.
4. All restrictions, dedications, conditions, reservations, easements and all other matters shown on the plat of YANCEY SUBDIVISION, as recorded in Plat Book 2330, Page 18 in the Register's Office for Davidson County, in the Register's Office of Davidson County, Tennessee.
5. All Covenants, Conditions and Restrictions set forth in the instrument(s) recorded in Book 1728, Page 117 and Book 1728, Page 119, in the Register's Office of Davidson County, Tennessee.