Karen Johnson Davidson County
Batch# 355965 DEEDWARR
02/10/2020 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $969.40
20200210-0015009

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1502TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of February, 2020.

Notary Public

Commission Expiration: 1-04-22

TAMMY MCCRAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Nathan P. Jones 2115 Yeaman PL. Unit 311 Nashville, TN 37206	CMG 3160 Crow Canyon # 400 San Ramon CA 94583	082 15 0A 049.00

WARRANTY DEED

FOR AND IN 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, WE, **Yolanda S. Tynes, Married** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan P. Jones, Unmarried** 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:

Property known as 2115 Yeaman PL Unit 311 Nashville, TN 37206, County of Davidson to wit:

Land in Davidson County, Tennessee, Being unit 311, parking space 158, 5th and Main Condominiums, as established under Master Deed of record in Instrument No. 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827 and 20120409-0030284, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Brandon Tynes, unmarried and Yolonda S. Tynes, married, as tenants in common with rights of survivorship, by deed from Vth 5th and Main, LLC dated 09/06/2012 filed and recorded 09/14/2012 of record as Instrument No. 20120914-0083759, said Register's Office.

Being the same property conveyed to Yolanda S. Tynes, married, by deed from Brandon Tynes, single, dated 07/07/2019 filed and recorded 09/12/2019 of record in Instrument No. 20190912-0092582, said Register's Office. Yolanda Tynes was erroneously referred to as Yolonda Tynes in deed of acquisition in Instrument No. 20120914-0083759.

Yolonda S. Tynes and Yolanda S. Tynes are one and the same person.

Tax Map and Parcel ID is as follows 082 15 0A 049.00

The above referenced property is not the principal residence of Yolanda S. Tynes nor her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2115 Yeaman PL. Unit 311, Nashville, TN 37206

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 unemcumbered, 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 7th day of February, 2020.

Yolanda S. Tynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of February, 2020, before me personally appeared **Yolanda S. Tynes**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 7th day of February, 2020.

Notary Public

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

Commission Expiration:
9/20/2021

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

