Karen Johnson Davidson County
Batch# 389502 DEEDWARR
04/22/2020 07:47:30 AM 3 pgs
Fees: $18.00 Taxes: $514.30
20200422-0042030

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1083TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of April, 2020.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN
My Comm. Expires 8-27-2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
District Properties, GP 318 Summit Ridge Cir. Nashville, TN 37215	District Properties, GP PO Box 961 Brentwood TN 37024	131-5-B-318.00

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, I, **Jan Yates, Administrator of the Estate of Dale Alan Yates**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **District Properties, GP,** 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: 318 Summit Ridge Circle, Nashville, TN 37215, County of Davidson

Being Unit No. 318 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dale A. Yates, unmarried, by Warranty Deed from Four Seasons Associates, Inc., dated 06/19/1986 and recorded 06/20/1986 in Book 6893, Page 549, said Register's Office. The said Dale A. Yates is deceased as of 10/09/2019. Pursuant to Order to Sell Real Property (Davidson County Probate Court Case No. 19 P 1980), Mary Yates is the sole heir to the subject property. Lynne Yates Graham and Jan M. Yates appointed as Co-Conservators for Mary E. Yates (Rutherford County Chancery Court Case No. 17CV-1979).

Tax Map and Parcel ID: 131-5-B-318.00

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: 318 Summit Ridge Cir., Nashville, TN 37215

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 10th day of April, 2020.

Estate of Dale Alan Yates

BY: Jan Yates, Administrator
Jan Yates, Administrator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within name **Jan Yates, Administrator of the Estate of Dale Alan Yates**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at office this 10th day of April, 2020.

GAIL M MEDINA
Notary Public - State of Florida
Commission # GG 115281
My Comm. Expires Aug 1, 2021

Gail M. Medina
Notary Public
Commission Expiration: 8/1/21

LTE File No.: 20-1083TN

True Copy Certification

I, **Lori Brown**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Lori Brown

Lori Brown

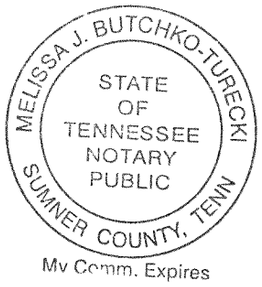
State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa J. Butchko-Turecki,** a notary public for this county and state, **Lori Brown,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa J. Butchko-Turecki

Melissa J. Butchko-Turecki

My Commission Expires:



SEAL