WARRANTY DEED

Karen Johnson Davidson County
Batch# 450919 **DEEDWARR**
08/05/2020 11:33:28 AM 2 pgs
Fees: $13.00 Taxes: $1,442.63

20200805-0086846

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/3/23
(AFFIX SEAL)

Karen B. Weaver Notary Public State of Tennessee Davidson County

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 131 Donelson Pike, Nashville, Tennessee 37214

File No.: NAS0175-20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mary Brittany Yokley and Thomas Christopher Yokley, wife and husband	CapStar Bank	126-16-0A-146.00-CO
(NAME) 6841 Bridgewater Drive	(NAME) 2002 Richard Jones Road Suite 300A	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-Nine Thousand Nine Hundred And No/100 Dollars ($389,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHIRLEY A. PETERSON, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY BRITTANY YOKLEY AND THOMAS CHRISTOPHER YOKLEY, WIFE AND HUSBAND**, 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. 146 on the Plan of Final Plat, Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wayne L. Peterson and wife, Shriley A. Peterson by Warranty deed from Corinthian Custom Homes, Inc., a Tennessee Corporation of record in Instrument No. 20030625-0087392 Register's Office for Davidson County, Tennessee, dated June 20, 2003 and recorded on June 25, 2003.

Being the same property conveyed to Shirley A. Peterson by QuitClaim deed from Wayne L. Peterson and wife, Shirley L. Peterson of record in Instrument No. 20181009-0100135 Register's Office for Davidson County, Tennessee, dated October 03, 2018 and recorded on October 09, 2018.

This is:

unimproved ☐

improved ☒ property, known as 6841 Bridgewater Drive, Nashville, TN 37221

(House No.) (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 our hands this 3rd day of August, 2020.

Shirley A. Peterson

Shirley A. Peterson

State of Tennessee

County of Davidson

On this 3rd day of August, 2020, before me personally appeared Shirley A. Peterson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 3rd day of August, 2020.

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY