Karen Johnson Davidson County
Batch# 456512 DEEDWARR
08/13/2020 11:36:30 AM 2 pgs
Fees: $13.00 Taxes: $7,585.00
20200813-0090775

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $2,050,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2020.

Notary Public

My commission expires: 11/05/2022

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Damon Drake and Kim Drake	New Owners	**116-07-0-026.00**
212 Lynnwood Terrace		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James J. York and Bernadean York, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kim Drake and Damon Drake, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Northerly part of Lot No. 12 on the Plan of Pendleton and Blair's Subdivision of Lynnwood Park, as of record in Book 421, page 45, Register's Office for said County, described as follows:

Beginning on the Easterly margin of Lynwood Terrace, also known as Lynnwood Terrace, also known as Lynnwood Terrace, at a point 53 feet North of the corner of Lots Nos 11 and 12, being the Northwest corner of the property conveyed to Anne M. Bransford by deed from Mrs. Elizabeth L. Edwards, of record in Book 598, page 467, said Register's Office; thence with the Easterly margin of said Terrace, Northwardly 147 1/2 feet to the corner of Lots Nos. 12 and 13; thence with the line between said Lots Nos. 12 and 13; Eastwardly 225 feet to the Westerly margin of a 30 foot strip, formerly a court; thence with the Westerly margin of said strip, Southwardly 146 feet to the corner of Lot Nos. 11 and 12, being said Anna M. Bransford's Northeast corner; thence with her North line Westwardly 225 feet, more or less, to the beginning.

Being the same property conveyed to James J. York and spouse, Bernadean York by Warranty deed from Ronald D. Pace, married of record in Instrument No. 20050610-0066544 Register's Office for Davidson County, Tennessee, dated May 24, 2005 and recorded on June 10, 2005.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (__) property known as 212 Lynnwood Terrace, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 11th day of August, 2020:

James J. York

Bernadean York

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, James J. York and Bernadean York, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 11th day of August, 2020.

My Commission Expires: 10/2/2023

Notary Public

20201486R

BETH THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 02, 2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY