THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4526-WE.

Karen Johnson Davidson County
Batch# 838936 **DEEDWARR**
04/13/2022 10:13:59 AM 2 pgs
Fees: $13.00 Taxes: $8,602.50

20220413-0042727

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A&M Properties, LLC.	A&M Properties, LLC	Map 131-02-4P
2013 B Galbraith Drive	7100 Sharondale Court	Parcel 001.00-CO
Nashville, TN 37215	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jonathon Yeatman and Shannon Yeatman, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A&M Properties, LLC.**

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 Unit No. A of 2013 Galbraith Drive, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2013 Galbraith Drive, of record in Instrument No. 20180516-0046737, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Galbraith Mash TN, LLC., a Tennessee Limited Liability Company by Warranty Deed from Libra Holding, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181114-0112054, Register's Office for Davidson County, Tennessee, dated November 08, 2018 and recorded on November 14, 2018. (Value or consideration as shown in aforementioned Deed $656,000.00)

Being the same property conveyed to Jonathan Yeatman and Shannon Yeatman by Warranty deed from Galbraith Mash TN, LLC, a Tennessee limited liability company of record in Instrument No. 20200331-0034675 Register's Office for Davidson County, Tennessee, dated March 27, 2020 and recorded on March 31, 2020. The said Jonathan Yeatman and Jonathon Yeatman are one in the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2013 B Galbraith Drive, Nashville, TN 37215**

Shannon Yeatman, seller who is coming to closing
Jonathon Yeatman, seller who gave POA
Shannon Yeatman person signing as POA

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 the 12 day of April, 2022.

Shannon Yeatman

Jonathon Yeatman, by: Shannon Yeatman, Attorney in Fact
Jonathon Yeatman, by Shannon Yeatman, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shannon Yeatman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12 day of April, 2022.

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shannon Yeatman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Jonathon Yeatman**, as her Attorney in Fact, as the free act and deed of the within named **Jonathon Yeatman**.

Witness my hand and official seal this the 12 day of April, 2022.

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024