WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILOSN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2000.

Notary Public

MY COMMISSION EXPIRES:. 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/06/00 13:17 2pgs
Fees:11.00 Taxes:348.54
20000906-0088087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven K. Wall	Sunshine Mortgage Corporation	Map 75
(NAME) 236 Bonnalynn Drive	(NAME) PO Box 9274	Group 9
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Marietta, GA 30065	Parcel 124
(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,

Timothy L. Evans and wife Sharon E. Evans

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven K. Wall and wife Patricia J. Wall

, 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:

Being Lot No. 226 on the Plan of Section Two (Revised), Hermitage Hills, as of record in Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy L. Evans and Sharon E. Evans by deed from Charles F. Rediger and wife Sandra K. Rediger of record in Deed Book 9421, page 629, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3096, page 5, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as 236 Bonnalynn Drive, Hermitage, TN 37076
(House Number) (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 my/our hand(s) this 31st day of August, 2000.

Timothy L. Evans

Sharon E. Evans

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy L. Evans and Sharon E. Evans the bargainor ___, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/31/2000
My Commission Expires: 5-28-2003

Notary Public

NOTARY PUBLIC AT LARGE
WENDY L. CAUSEY
DAVIDSON COUNTY, TENN.

File Number200008199
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122