B3041

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/16/01 14:59 2pgs
Fees:11.00 Taxes:332.82

20010216-0015216

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$89,950.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH DAY OF FEBRUARY, 2001.**

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer S. Alexander	**Capital Bank and Trust Company**	**118-1-120**
(NAME) **1102 Montrose Avenue**	(NAME) 2200 Abbott Martin Road Suite 201	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Nashville, TN 37215**	
(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, **PAUL A. EVANS and wife, WILLIA M. EVANS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER S. ALEXANDER, UNMARRIED**, 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. 116 in Montrose Plan to Nashville, Tennessee, as of record in Book No. 57, Page 93, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 116 fronts 50 feet on the North side of Bethel Street, now Montrose Avenue and runs back between parallel lines 160 feet, more or less to an alley in the rear measuring 50 feet.

Being the same property conveyed to Paul A. Evans and wife, Willia M. Evans by deed of record in Book 5053, Page 584, Register's Office for Davidson County, Tennessee.

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

This instrument is being executed by Paul A. Evans on behalf of Willia M. Evans pursuant to Power of Attorney being recorded simultaneously herewith, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1102 Montrose Avenue, Nashville, TN 37204**

(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 **15th day of February, 2001**.

Paul A. Evans

Willia M. Evans By Paul A. Evans

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 Paul A. Evans and Willia M. Evans the bargainor(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 and official seal at Antioch, Tennessee, this 15th day of February, 2000.

Commission expires: 2-18-01

Notary Public

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

State of Tennessee
County of Davidson

On February 15, 2001 before me personally appeared Paul A. Evans the person who executed the foregoing instrument on behalf of Willia M. Evans and acknowledged that he executed the same as the free act and deed of the said Willia M. Evans, through Power of Attorney granted him by the said Willia M. Evans.

Commission expires:
2/18/01

Notary Public Kimberly R. Parker

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.