Davidson County DEEDWARR
Recvd: 09/14/01 13:32 2pgs
Fees:13.00 Taxes:444.00

20010914-0100264

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Barbara L McGee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2001.

Sharon L. Kirby
Notary Public

MY COMMISSION EXPIRES: 5/28/03

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christon G. Arthur	Firstar Bank, N.A.	135-14C-27co
(NAME)	(NAME)	
645 Ransom Village Way	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42301	
(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,

W. FRANKLIN EVANS, UNMARRIED

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

CHRISTON G. ARTHURAND CARMELITA ARTHUR, HUSBAND AND WIFE,

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. 27 on the Plan of Ransom Village of record in Book 7900, Pages 833 and 834, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to W. Franklin Evans by deed from Carter J. Savage and wife, Angela W. Savage(Carter J. Savage and Carter Julian Savage are one and the same) of record in Book 11460, Page 199, Register's Office for Davidson County, TN.

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.

unimproved ☐

This is improved ☒ property, known as 645 Ransom Village Way, Antioch, TN 37013
(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 11th day of September, 2001.

W. Franklin Evans by his attorney infact Calvin Brown
W. Franklin Evans

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Franklin 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 Brentwood , Tennessee this 11th day of September, 2001

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Calvin Brown known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of W. Franklin Evans and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said W. Franklin Evans WITNESS my hand and Notarial Seal this September 11, 2001.

Sharon L. Riney
Notary Public

My Commission Expires
3/25/03

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN