WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Valerie L. Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12/6/02

Notary Public

MY COMMISSION EXPIRES: 1/28/06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie L. Evans	SAME	082-08/267.00
(NAME)	(NAME)	
610 McFerrin Ave.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	SAME	
(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, **Richland Builders of Tennessee LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Valerie L. Evans, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:
Being Lot No. 6 on the Plan of F.O. Beazley's Subdivision of the Vaughn Tract as of record in Plan Book 2, page 105, Chancery Court Nashville, Tennessee.
Said Lot No. 6 fronts the westerly margin of McFerrin Avenue 50 feet and runs back between parallel line 150 feet to an alley.

Being the same property conveyed to Richland Builders of Tennessee, LLC, by Quitclaim Deed from R. Gregg Poole, dated 9/20/00, of record in Inst#200009200093582, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 610 McFerrin Ave., Nashville, TN 37206
(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 our/my hands this 12/6/02.

Richland Builders of Tennessee LLC
By: R. Gregg Poole for Richland Bld.

Attest:

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared R. Gregg Poole for Richland Builders of TN, LLC. the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 12/6/02

Commission expires: 1/28/06

Notary Public

Davidson County DEEDWARR
Recvd: 12/18/02 09:13 2pgs
Fees:13.00 Taxes:296.00

20021218-0155935

D. CORPORATE FORM

TCA 66-22-108(a)

STATE OF TN
COUNTY OF Davidson

Before me, Matthew L Sellinger (name of notary public) of the state and county mentioned, personally appeared R. Gregg Poole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (president or other officer authorized to execute the instrument) of Richland Builders of TN LLC, the within named bargainor, a corporation, and that such President (president or other officer), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as R. Gregg Poole for Richland Builders of TN, LLC. (president or other officer).

Witness my hand and seal, at office in Davidson Cnty, this 6th day of December, 2002.

MATTHEW L. SELLINGER
NOTARY PUBLIC AT LARGE

Matthew L. Sellinger

Commission expires: 1/28/06