WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Jill Connors
My Commission Expires
November 27, 2004

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy M. Evans Jr.	SAME	145-10-25
(NAME)	(NAME)	
1335 Otter Creek Road		
(ADDRESS)	(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, Charles A. Doherty and wife, Nancy Jane Calcutt Doherty and Valera Lynne Doherty, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy M. Evans Jr. and Michelle H. Evans, 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. 124 on the Plan of Tyne Valley Estates, Section VIII, as of record in Book 3500, Page 148, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 200 feet on the south side of Otter Creek Road and runs back between parallel lines, 327.5 feet to a dead line.

BEING the same property conveyed to Charles Henry Doherty and wife, Virginia Ames Doherty by deed from Haury and Smith Contractors, Inc. of record in Book 4055, Page 687, Register's Office for Davidson County, Tennessee. The said Virginia Ames Doherty having predeceased her husband who subsequently died leaving a Last Will and Testament probated in the 7th Circuit Court of Davidson County, Tennessee as Docket # 00P1883. Pursuant to Article V of the Last Will and Testament of Charles H. (a/k/a Henry) Doherty all of his reality, which included this property, was devised to his surviving three children, Charles Ames Doherty, Valera Lynne Doherty and Patricia Margaret Doherty. The said Patricia Margaret Doherty having conveyed her 1/3 undivided interest by Quitclaim Deed to her brother Charles Ames Doherty, which Quitclaim Deed is recorded in Instrument Number 20010620-0065229, said Register's Office. Charles Ames Doherty then conveyed his 2/3 undivided interest by Quitclaim Deed to Jay H. Smith, Trustee, who in the same instrument re-conveyed that same 2/3 undivided interest back to Charles Ames Doherty and wife, Nancy Jane Calcutt Doherty for the purpose of creating a tenancy by the entirety. This Quitclaim Deed is recorded in Instrument Number 20010620-0065230, said Register's Office.

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

unimproved ☐

This is improved ☒ property, known as 1335 Otter Creek Road, Nashville, TN 37215

(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.

Davidson County DEEDWARR
Recvd: 07/16/03 09:24 2pgs
Fees:13.00 Taxes:1461.50

20030716-0099307

Witness our hands this 30th day of June, 2003.

Valera Lynne Doherty by Charles A. Doherty, her Attorney in Fact

Charles A. Doherty

Nancy Jane Calcutt Doherty

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 Charles A. Doherty and wife, Nancy Jane Calcutt Doherty , the bargainors, 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 at Nashville, Tennessee this 30th DAY OF JUNE, 2003.

Commission expires:

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Jill Connors
My Commission Expires
November 27, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles A. Doherty, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named Valera Lynne Doherty and being authorized to act on behalf of said person, he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2003.

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Jill Connors
My Commission Expires
November 27, 2004

Notary Public