WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/03 10:48 2pgs
Fees:13.00 Taxes:122.10

20031027-0157845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

Carol A. Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2003.

Dolores E. Mueller
Notary Public

MY COMMISSION EXPIRES: 7/28/07
(AFFIX SEAL)

DOLORES E. MUELLER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger Evans	Roger Evans	
(NAME)	(NAME)	
1112 Halcyon Ave	Same	82-3-164
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20032447

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Ed Loggins and Marc Gillespie**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Roger Evans, a married person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 916 Stockell Street, Nashville, TN 37207

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 23rd day of October, 2003.

Ed Loggins

Marc Gillespie

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Ed Loggins and Marc Gillespie, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Springfield, Tennessee this 23rd day of October, 2003.

Dolores E. Mueller
Notary Public

DOLORES E. MUELLER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Commission expires: My Commission Expires 7/28/07

EXHIBIT A

Being Lot No. 28 on the Map of the Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book No. 332, page 40, of the Register's Office for said County.

Said Lot No. 28 fronts 50 ft. on the westerly side of Stockell Street and runs back between parallel lines, with the southerly margin of Vaughn Street, 180 ft., more or less, to an alley.

Being a portion of the property conveyed Ed Loggins and Marc Gillespie by deed from Mildred W. Davis and Gloria W. Luttrell, C-Trustees of the Woodroof Family Trust, dated June 27, 2003 and filed of record as Instrument No. 20030630-0089938, Register's Office for Davidson County, Tennessee.