WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Charles Taylor	New Owner	117-12-113
(NAME)	(NAME)	
1492 Clairmont Pl.		
(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, Evergreen Development of Tennessee, Inc., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Charles Taylor, 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 the west 50 feet of Lot No. 16 and the east 37 ½ feet of Lot No. 15, Block "A" of Galecrest Subdivision No. 2 of record in Book 843, Page 30, Register's Office for Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated August 9, 1966, as follows:
Said parts of said lots front together 87.5 feet on the north side of Clairmont Avenue and run back 207.07 feet, more or less, on the east line, and 208 feet, more or less, on the west line to a dead line in the rear on which they measure 87.5 feet.

Being the same property conveyed to Evergreen Development of Tennessee, Inc., A Tennessee Corporation, by deed of record in Instrument No. 20050601-0061287, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1492 Clairmont Place, 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: 03/20/06 12:40 2 pgs
Fees:13.00 Taxes:2146.00
20060320-0031685

Witness my hand this 28th day of February, 2006.

Evergreen Development of Tennessee, Inc., a Tennessee Corporation

By: Bob T Sturm, CFO
Bob Sturm, CFO

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Denver

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Bob Sturm with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CFO of Evergreen Development of Tennessee, Inc., A Tennessee Corporation and that he as such CFO executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as CFO.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Denver, Colorado this 28th day of February, 2006.

Commission expires: 8/27/09

CHRISTINE T. ALLSCHEID NOTARY PUBLIC STATE OF COLORADO

Christine T. Allscheid
Notary Public

MAR. 1. 2006 12:32PM ADVAN_AGE TITLE 615-777-2015 NO. 8181 P. 3