WARRANTY DEED

MARILYN K. FISHER
STATE OF TENNESSEE NOTARY PUBLIC OF RUTHERFORD

MY COMMISSION EXPIRES: AUGUST 16, 2008

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Richard A. Evans
Affiant

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

Marilyn K. Fisher
Notary Public

MY COMMISSION EXPIRES: August 16, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fisher Title Services, LLC, 617 Potomac Place, Suite 401, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Evans	Bank of the South	175-04-0A-004.00
(NAME)	(NAME)	
4321 Smokey Mountain Place	551 N. Mt. Juliet Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mt. Juliet, TN 37122	
(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, I/WE, **Jerry L. Uselton, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard A. Evans and wife, Lemona A. 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 all of Lot No. 2-A, Final Plat, Park Place Subdivision, Phase I, A Planned Unit Development, (Private Element) of record in Instrument #20010214-0014161, and re-recorded in Instrument #20010702-0069590, and amended in Instrument #20011019-0114191, and re-recorded in Instrument #20011212-01327, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Jerry L. Uselton, an unmarried man, by deed of record in Instrument #20030827-0124394 Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 4321 Smokey Mountain Place, 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 hand this 28th day of August, 2006.

Jerry L. Uselton

Davidson County DEEDWARR
Recvd: 08/29/06 13:11 2 pgs
Fees:13.00 Taxes:566.10

20060829-0106738

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry L. Uselton the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 28th day of August, 2006.

Commission expires: August 16, 2008

Marilyn K. Fisher

Marilyn K. Fisher Notary Public

MARILYN K. FISHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
AUGUST 16, 2008