 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $135,500.00 Affiant Subscribed and sworn to before me, this 24th day of January, 2007. Notary Public Expiration of commission.

Davidson County DEEDWARR
Recvd: 01/26/07 11:22 2 pgs
Fees:13.00 Taxes:501.35

20070126-0010919

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert J. Evans	same	**Map 150-11, Parcel 149**
3301 Township Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Ambrose C. Amadi, and wife, and Comfort K. Amadi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert J. Evans, Jr., ~~**unmarried**~~ a single man

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. 210 on the plan of Towne Village of the Country, Section 3, of record in Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ambrose C. Amadi and wife, Comfort K. Amadi, by Warranty Deed, from Alsey David Hafford and wife, Andora Hafford, of record in Book 8016, page 592, Dated December 22, 1989, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, pages 268 and 269, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5635, page 545, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement of record in Book 6303, page 423, Register's Office for Davidson County, Tennessee.
Water Main Easement of record in Book 6846, page 668 and Book 6303, page 420, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is property known as 3301 Township Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 24th day of January, 2007.

Ambrose C. Amadi

Ambrose C. Amadi

Comfort K. Amadi

Comfort K. Amadi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Ambrose C. Amadi, and wife, and Comfort K. Amadi , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2007.

Notary Public

My Commission Expires:_____

A. SCOTT HU
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **06913-SH**
RECORD & RETURN TO:

Creative Title and Escrow, LLC
1994 Gallatin Rd. N., Ste. 202
Madison, TN 37115