McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

PATRICIA A. GREER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00

Affiant

Subscribed and sworn to before me, this 14th day of January, 2008.

Notary Public

Expiration of commission. 1/24/09

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 01/22/08 12:58 2 pgs
Fees:13.00 Taxes:74.00
20080122-0006545

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **McGee & Story Builders, LLC** | **New Owner** | **Map 092, Group 06-0, Parcel 9** |
| **P.O. Box 2819** | | |
| **Murfreesboro, TN 37133-2819** | | |

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,

**Dan Evins**

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

**McGee & Story Builders, LLC**

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. 34 in George I. Waddy's Subdivision of Blocks Nos. 16 and 26 of Midway, a plan of which subdivision, of record in Book 421, page 55, 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 Dan Evins, by Quitclaim Deed, from Robert Herrman, of record in Instrument No. 20071017-0123071, Dated September 25, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 421, page 55, Register's Office for DAVIDSON County, Tennessee.
Power of Attorney of record in Instrument No. 20071207-0141580, 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 conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved property known as 923 30th Avenue North, Nashville, Tennessee 37209.

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 14th day of January, 2008.

Dan Evins by Frank J. McAvoy, Jr. Attorney in fact

Dan Evins
By: Frank J. McAvoy, Jr., Attorney-in-Fact

*This property has been used for investment purposes only and has never been used as the marital residence of the grantor.

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Frank J. McAvoy, Jr.,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Dan W. Evins aka Dan Evins for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Dan W. Evins aka Dan Evins, and is authorized by Dan W. Evins aka Dan Evins to execute this instrument on his/her behalf, as shown in Limited Power of Attorney, of record in Instrument No. 20071207-0141580, Register of Deeds Office for Davidson County, Tennessee.

Witness my hand, at office, this 14th day of January, 2008.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
JULY 13, 2009

File #: **07894-JM**

**RECORD & RETURN TO:**

**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**