WARRANTY DEED

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1/24/09

~~BOX 50-B~~ RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James David Evans	Suntrust Mortgage	Map 104-13-A
(NAME)	(NAME)	
401 Bowling Avenue Unit 25	901 Semmes Avenue	Parcel 28 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Richmond, VA 23224	
(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, **STEFANIE A. LINDQUIST, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES DAVID 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 Building Site No. 28 on the Plat of Richmeade Place, Section 1, of record in Plat Book 4860, page 44, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stefanie A. Lindquist by deed from Carolyn R. Tate of record in Instrument #20040706-0080067, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4860, page 44, said Register's Office; (c) Bylaws of record in Book 4941, page 689 and Book 5213, page 945, said Register's Office; and (d) restrictive covenants of record in Book 4941, page 637, Book 5019, page 946, Book 5036, page 338, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210 and Book 5733, page 628, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 401 Bowling Avenue Unit 25, Nashville, TN 37205
(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: 03/24/08 10:00 2 pgs
Fees:13.00 Taxes:999.00

20080324-0028769

Jul 06 06 01:40p Premier Escrow 6152920171 p.5

Witness my hand this 10th day of July, 2006.

Stefanie A. Lindquist

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 10th day of July, 2006.

Commission expires:
May 24, 2009

Notary Public

PRISCILLA C. URBANEK
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN