File No. 280500958

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2008

Notary Public

MY COMMISSION EXPIRES: 9/10/2010

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/16/08 09:58 2 pgs
Fees:13.00 Taxes:1065.60

20080616-0061514

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cindy Van Lu | Same as new owner | 181-01-0A-198.00 CO |
| (NAME) | (NAME) | |
| 7241 Sugarloaf Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William W. Evans and Brenda Evans, husband and wife, as Joint Tenants**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Cindy Van Lu, an unmarried woman**, hereinafter called the grantee, Her 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 51 on the Plan of Sugar Valley, Section 6, a Planned Unit Development, of record in Instrument No. 20020321-0034914, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to William W. Evans and Brenda Evans, husband and wife by Warranty Deed dated 7/18/2003 from Yazdian Construction Inc., a Tennessee Corporation of record in Instruction No. 20030807-0112478, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: (1) Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable. (2) Subject to all matters as set forth per Instrument No. 20020321-0034914, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions as of record in Book 11069, Page 14, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7241 Sugarloaf Dr., Nashville, TN 37211
(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 GRANTEE, Her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, Her 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 our hands this 12th day of June, 2008.

William W. Evans

Brenda Evans

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Williams W. Evans and Brenda, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of June, 2008.

Commission expires:

10/10/09

Notary Public

**File Number: 280500958**

**RETURN TO:**

Sidwell Title

121 First Avenue South, Suite 200

Franklin, TN 37064

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY