# WARRANTY DEED

RETURN TO:

Davidson County DEEDWARR
Recvd: 07/01/08 13:04 2 pgs, STE 300
Fees:13.00 Taxes:2368.00

20080701-0067784

BOX 10-A

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**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 |
|---|---|---|
| David A. Zeserson, Trustee | David A. Zeserson, Trustee | Map 117-9 |
| (NAME) 2875 Sugartree Road | (NAME) 2875 Sugartree Road | Parcel 92 |
| (ADDRESS) Nashville, TN 37215 | (ADDRESS) Nashville, TN 37215 | |
| (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, **BEVERLY FORD EVANS, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID A. ZESERSON AND VIVIAN SIEGEL, TRUSTEES OF THE SIEGEL-ZESERSON FAMILY TRUST,** 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 part of an unnumbered tract marked for future development on the plan of Woodmont Estates, section 2 as of record in Book 1130 page 99, Register's Office for said County, being Lot No. 42 on the plan showing subdivision of said tract, described according to survey made by W.W. Turner Company, Engineers, November 30, 1949, as follows:

Beginning on the southerly margin of Sugar Tree Road 107.9 feet west of the northwest corner of Lot No. 40 on said unrecorded plan; being the corner of Lots Nos. 41 and 42 on said unrecorded plan; thence with the line between said two lots, southwestwardly 213.3 feet to a point in the northerly line of Lot No. 43; thence with the same westwardly 107.6 feet to the easterly margin of Hilldale Drive; thence with same northwardly 188 feet to the beginning of a curve; thence around said curve in a northeasterly direction 39.56 feet to the southerly margin of Sugar Tree Road; thence with the same, eastwardly 82.6 feet to the beginning.

Being the same property conveyed to James D. Evans and spouse, Beverly F. Evans by deed from William H. Diehl and spouse, Roberta C. Diehl, of record in Book 9456, page 917, said Register's Office. James David Evans conveyed his interest in said property to Beverly Ford Evans by Quitclaim Deed dated May 15, 2006 of record in Instrument No. 20060629-0077668, said Register's Office. Beverly F. Evans is the same person as Beverly Ford Evans. James D. Evans is the same person as James David Evans.

This conveyance is subject to (a) 2008 real property taxes; and (b) restrictive covenants of record in Book 1449, page 61, Book 1781, page 561, Book 11566, page 98, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2875 Sugartree Road, Nashville, Tennessee 37215

(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 30th day of June, 2008.

Beverly Ford Evans

Beverly Ford Evans

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 Beverly Ford Evans, 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 30th day of June, 2008.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public