Advantage Title & Escrow

BILL GARRETT, Davidson County
Trans: T20090042931 DEEDWARR
Recvd: 06/26/09 13:15 2 pgs
Fees: 13.00 Taxes: 832.50
20090626-0059663

WARRANTY DEED

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$225,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrance W. Evans	SAME AS NEW OWNER	**08800001500**
(NAME)	(NAME)	
7436 Lakeview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE, **Mark Thorne Wright and Amanda Snyder Wright, husband and wife** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terrance W. Evans, and Clara N. 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, in the 8th Civil District, described according to surveys made by George W. Watkins, Surveyor, July 27, 1961, and by John Kohl, Surveyor, January 28, 1977, as follows:

Beginning at a point on the northerly margin of Lakeview Drive, north 53 degrees 30 minutes east, 305 feet from the southeast corner of the property conveyed to Bates R. Davidson and wife, by deed from Fred Webb Jackson and wife, of record in Book 3251, page 398; thence with the northerly margin of said Drive, north 51 degrees, 30 minutes east, 250 feet; thence north 41 degrees west 460 feet; thence south 54 degrees 30 minutes west, 260 feet; thence south 40 degrees east, 468 feet to the beginning, containing 2.7 acres, more or less.

Being the same property conveyed to Mark Thorne Wright (married) by Warranty Deed dated July 31, 2006 from David W. Sutherland and wife, Sherril Gautreaux and filed for record in Instrument No. 20060808-0096972 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **7436 Lakeview Drive, Nashville, TN 37209**

(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 our hands this **15th day of June, 2009**.

Mark Thorne Wright

Amanda Snyder Wright

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Mark Thorne Wright and wife, Amanda Snyder Wright** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2009.

Commission expires: November 7, 2011

Sheila L. Tatum Notary Public

SHEILA L. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011