BILL GARRETT, Davidson County
Trans:T20100043153 DEEDWARR
Recvd: 07/14/10 12:10 2 pgs
Fees:13.00 Taxes:37.00

20100714-0055223

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF JULY, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03562 EVANS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Charles E. Evans and Jo H.Evans	Charles E. Evans	08111018000
1713 17th Avenue North	106 Carriage Way	
Nashville, TN	Hendersonville, TN 37075	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DB & B, INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP

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

CHARLES E. EVANS AND WIFE JO H. EVANS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being the southerly part of Lot 394 on the plan of McGavock and other Addition, of record in Book 21, page 41, Register's Office for said County. Said part of Lot No. 394 fronts 50 feet on the westerly margin of 17th Ave., North, formerly James Street, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to DB & B, Investments, a Tennessee general partnership by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, recorded on the 27th day of April, 2009 in Instrument No. 20090427-0037883, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DT MCGAVOCK AND OTHER ADDITION, as recorded in Plat Book 21, Page(s) 41, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.

DCH 7-9-10
BMD - 7-12-10

This is X improved property known as 1713 17th Avenue North, Nashville, TN

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 8th day of July, 2010.

DB & B, Investments, a Tennessee General Partnership

By: Dorris E Bennett GP

Dorris E. Bennett, General Partner

By: James G. Barrett, Jr. GP

James G. Barrett, Jr., General Partner

By: Barbara M. Dudney

Barbara M. Dudney, General Partner

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, Dorris E. Bennett, a general partner of D.B & B, Investments a Tennessee General Partnership, the bargainor(s), 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 and official seal at Nashville, Tennessee, this 8th day of July, 2010.

Notary Public

My Commission Expires: 3/3/14

DUSTIN RAY SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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, James G. Barrett, Jr. a general partner of D.B & B, Investments a Tennessee General Partnership, the bargainor(s), 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 and official seal at Nashville Tennessee, this 8th day of July, 2010.

Notary Public Mattie T. Shelton

My Commission Expires: **My Commission Expires: January 7, 2013**

MATTIE T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, Barbara M. Dudney a general partner of D.B & B, Investments a Tennessee General Partnership, the bargainor(s), 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 and official seal at Nashville, Tennessee, this 8th day of July, 2010.

Notary Public Mattie T. Shelton

My Commission Expires: ~~My Commission Expires:~~ **January 7, 2013**

MATTIE T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY