(1)

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
[illegible]LVD STE 106
[illegible] TN 37075

BILL GARRETT, Davidson County
Trans:T20110016340 DEEDWARR
Recvd: 03/21/11 09:23 2 pgs
Fees:13.00 Taxes:407.00
20110321-0021679

CONNIE L. TIMBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **17th** day of **March, 2011**

Notary Public

MY COMMISSION EXPIRES: 2-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chrissa Y. Bates	PrimeLending a Plains Capital Co.	07507009000
(NAME)	(NAME)	
4437 Baton Rouge Dr	18111 Preston Rd ste 900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Bonnie Jean Evans Armstrong, Rita Christine Evans Sweeney, James Pete Howard Evans, and Annie Marie Evans Duke**, as Heirs of Annie Thelma Evans, and Bonnie Jean Evans Armstrong as Executrix of the estate of Annie Thelma Evans. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chrissa Y. Bates**, an unmarried woman and **Jerry G. Marshall**, a married man 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 Lot 194, PLAN OF TULIP GROVE, SECTION 4, as shown on plat of record in Plat Book 4175, Page 12, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clyde H. Evans and wife, Annie T. Evans by Warranty Deed from Joe E. Vanderpool and wife, Patricia D. Vanderpool, recorded on the 25th day of January, 1978 in Book 5246, Page 106, in the Register's Office of Davidson County, Tennessee. Clyde H. Evans having pre-deceased Annie T. Evans and Annie T. Evans having since died December 10, 2009 leaving the above named Grantors as her only heirs per Order filed in the Probate Court for Davidson County, Tennessee file no. 10P186 .

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4437 Baton Rouge Dr, Hermitage, TN 37076

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, has 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 **17th** day of **March, 2011**

James Pete Howard Evans

Annie Marie Evans Duke

Bonnie Jean Evans Armstrong, Executrix

Rita Christine Evans Sweeney

Bonnie Jean Evans Armstrong, Heir

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Bonnie Jean Evans Armstrong, Rita Christine Evans Sweeney, James Pete Howard Evans, and Annie Marie Evans Duke**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **17th** day of **March, 2011**

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: MY COMMISSION EXPIRF November 7, 2011

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Bonnie Jean Evans Armstrong, as Executrix of the Estate of Annie Thelma Evans**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **17th** day of **March, 2011**

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: MY COMMISSION EXPIRF November 7, 2011