BILL GARRETT, Davidson County
Trans:T20110039222 DEEDWARR
Recvd: 06/30/11 11:04 2 pgs
Fees:13.00 Taxes:1332.00
20110630-0050099

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $360,000.00 (Three Hundred Sixty Thousand).

AFFIANT

Subscribed to and sworn before me this 23rd day of June, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: 6/16/13

S. R. CARTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY NOTARY SEAL

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Grissim Title & Escrow, LLC 1222 - 17th Avenue South Nashville,TN 37212	Same	10408022300

WARRANTY DEED

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, I/WE, **JOHN ROBERT EVANS, A WIDOWER AND CHRIS BULLARD , A [redacted]MARRIED MAN** HERE INAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **GRISSIM TITLE & ESCROW, LLC,** HEREINAFTER CALLED THE GRANTEE(S), 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 the southerly 55 feet of the westerly part of lot No. 30 on the Plan of O.B. Hayes' Large Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for Davidson County, described as follows:

Beginning on the easterly margin of 17th Avenue, South, formerly Addison Street, on the dividing line between Lots Nos. 30 and 35 on said Plan, being the northwest corner of Lot No. 1 on the Plan of the subdivision of Lot No. 35, as of record in Book 161, page 86, said Register's Office; thence with the northerly line of said Lot No. 1, eastwardly 150 feet, more or less, to the westerly margin of a proposed alley; thence with said alley northwardly 55 feet to the southeast corner of the property conveyed to John W. Murphree by deed from J.M. Dykes and wife, of record in Book 888, page 788, said Register's Office; thence with said Murphree's southerly line, westwardly 150 feet, more or less, to the easterly margin of 17th Avenue South; thence with said Avenue southwardly 55 feet to the beginning.

Being the same property conveyed to Josephine S. Asmus by deed from Walter H. Wright of record in Book 672, page 742, said Register's Office. The said Josephine S. Asmus has since died intestate, leaving as her sole heirs her children, Dorothy Asmus Beasley, Catherine Asmus Civils, Cecelia M. Asmus, and Frederick G. Asmus. By deed of record in Book 1237, page 456, said Register's Office, Dorothy Asmus Beasley and Catherine Asmus Civils conveyed their entire interest in and to this property to Cecelia M. Asmus and Frederick G. Asmus. The said Frederick G. Asmus having since died and, pursuant to his Last Will and Testament, devised subject property to Cecilia Asmus Bullard Evans f/k/a Cecilia M. Asmus and now known as Cecilia Marie Asmus Evans. The said Cecelia Marie Asmus Evans having since died intestate, leaving her only heirs, John Robert Evans, Sr. and Chris Bullard.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 1222 - 17TH AVENUE SOUTH NASHVILLE,TN37212

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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

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the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 23rd day of June, 2011

John Robert Evans Sr

John Robert Evans

by John Robert Evans, Jr. his attorney in fact

Chris Bullard

Chris Bullard

by John Robert Evans, Jr. his attorney in fact

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

On this 23rd day of June, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Robert Evans Jr.**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **John Robert Evans and Chris Bullard**, and acknowledged that he executed that same as the free act and deed of the said **John Robert Evans and Chris Bullard**.

WITNESS my hand and official seal this the 23rd day of June, 2011.

S R Carter

Notary Public

Commission Expires: 6/16/13

S. R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LTSR Number:

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