KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for the transfer is $60,000.00

Betty L. Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2012.

Karen H. Suggs
Notary Public
My Commission Expires: 7-31-15

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Betty L. Gray	NEW OWNER	12005015400
~~418 McDonald Dr~~ 533 Brewer Dr.		
Nashville, TN ~~37217~~ 37211		

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, we Judy E. Pirtle and Clyde Wayne Evans, Jr., Trustee of the Evelyn W. Evans Special Needs Trust, a Testamentary Trust, hereinafter referred to as Grantors, has bargained and sold, and by these presents do transfer and convey unto Betty L. Gray hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

The land referred to in this Commitment is described as follows:

BEING Lot No. 420, on the Plan of Glengarry Park, Section IV, of record in Book 2900, Page 72, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James Warren Hooper and wife, Ophelia P. Hooper by deed from Atlas Construction Co., of record in Book 3279, Page 413, Register's Office for said County. The said Ophelia Ann Hooper died September 14, 1992 and the title is vested in James W. Hooper as surviving tenant by the entirety. The said James W. Hooper died testate on February 24, 2006 and the Estate was admiteed to Probate as Probate No. 06P-658 of record in Probate Court of Davidson County, Tennessee, devising the property to Judy E. Pirtle, Betty L. Gray and Robert B. Evans. The said Robert B. Evans died testate September 14, 2010 and the estate was admitted to Probate as Probate No. 11-P975, of record in Probate Court of Davidson County, Tennessee. The property was devised to Clyde Warren Evans, Jr. Trustee of the Evelyn W. Evans Special Needs Trust.

This conveyance is subject to Restrictive Covenants of record in Book 1788, Page 349, amended in Book 2796, Page 604 and Book 3031, Page 42, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2900, Page 72, said Register's Office.

The street address of the Real Property is: 418 McDonald Drive, Nashville, TN 37217, ___ Unimproved/ X Improved real property.

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 and 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.

BILL GARRETT, Davidson County
Trans:T20120013273 DEEDWARR
Recvd: 02/23/12 10:43 2 pgs
Fees:13.00 Taxes:222.00
20120223-0015752

WITNESS my hand, this 21st day of February, 2012.

GRANTORS

Judy E. Pirtle

Clyde Wayne Evans, Jr.

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 Judy E. Pirtle and Clyde Wayne Evans, Jr., Trustee of the Evelyn W. Evans Special Needs Trust, as a Testamentary Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 2012.

My Commission Expires: 7-3-12

Notary Public

