BILL GARRETT, Davidson County
Trans:T20120017147 DEEDWARR
Recvd: 03/08/12 11:03 2 pgs
Fees:13.00 Taxes:1091.50
20120308-0020325

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120200070

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the
6th day of MARCH, 2012

Notary Public

MY COMMISSION EXPIRES:

NEAL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN B. EVANS 210 DUE WEST AVENUE NASHVILLE, TN 37115	SAME	051-07-0-045.00

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,

SHEILA R. PELLETIER, AN UNMARRIED WOMAN

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

JOHN B. EVANS, MARRIED, LINDSEY E. MADDOX AND HUSBAND, ZACHARY J. MADDOX AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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 part of Lot No. 4 on the Plan of Stratton Place, as of record in Book 547, Page 182, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northeast corner of Due West Avenue, as widened, and a 50 foot unnamed road; thence with the easterly margin of said unnamed road, North 2 deg. West, 374 feet; thence eastwardly 99 feet, more or less, to the westerly line of the property conveyed to George W. Gann and wife, by Deed from Eddie C. Hall and wife, of record in Book 2270, Page 238, Register's Office for Davidson County, Tennessee; thence with said line South 7 deg. 30 min. East, 374 feet to the northerly margin of Due West Avenue, as widened; thence with said Avenue westwardly 113 feet, more or less, to the beginning.

Included in the above description, but expressly excluded therefrom is the tract of land containing 550 square feet conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, in a deed of record in Book 4217, Page 794, said Register's Office.

BEING the same property conveyed to Sheila R. Pelletier, an unmarried woman, by Quitclaim Deed from Sheila R. Pelletier, formerly known as Sheila Rena Smith, an unmarried woman, dated 4/8/11 and recorded 8/1/11 in Instrument No. 20110801-0058459, in the Register's Office of Davidson County, Tennessee.
ALSO BEING the same property previously conveyed to Sheila Rena Smith, by Quitclaim Deed from Michael Barton Smith, dated 9/12/08 and recorded 9/24/08 in Instrument No. 20080924-0097201, in the Register's Office of Davidson County, Tennessee. AND ALSO BEING the same property previously conveyed to Sheila R. Smith and Michael Barton Smith, by Quitclaim Deed from Sheila R. Smith formerly known as Sheila Pelletier, dated 9/1/07 and recorded 10/2/07 in Instrument No. 20071002-0116937, in the Register's Office of Davidson County, Tennessee. AND ALSO BEING the same property previously conveyed to Sheila Pelletier, an unmarried woman, by Warranty Deed from Charles R. Martin and Paula S. Martin, husband and wife, dated 10/8/04 and recorded 10/15/04 in Instrument No. 20041015-0124394, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **210 DUE WEST AVENUE, NASHVILLE, TN 37115**
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 6th day of MARCH, 2012.

Sheila R. Pelletier

SHEILA R. PELLETIER

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 SHEILA R. PELLETIER the bargainor(s) 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 6th day of MARCH, 2012.

Commission Expires:_____

Notary Public

