Prepared By & Return To:
Lakeside Title & Escrow
833 A Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL ~~CONSIDERATION~~ OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of April, 2012.

Notary Public

Commission Expiration: 4.28.2014

SHELLY M. BENTLEY NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

This instrument was executed by using Power of Attorney filed of record in Instrument Number 20120426-0035624 said Register's Office.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Marcus A. Evans and Chamel L. Evans 765 Sweetwater Cr. Old Hickory, TN 37138	SAME AS NEW OWNER.	-064150A04800CO

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, Richard Justin Streetman and wife, Brittany Streetman, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marcus A. Evans and Wife Chamel L. Evans 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:

Property known as 765 Sweetwater Cr. Old Hickory, TN 37138, County of Davidson:

Being Lot No. 24, on the Plan of Section Two, Plantation Walk, a Planned Unit Development of record in Plat Book 7900, Page 858, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robin Wheeler and Linda Vaughn by deed from Shellie Wallace as successor Trustee, dated 9/15/2010 filed of record in Instrument No. 20100922-0075372, said Register's Office.

Being the same property conveyed to Richard Justin Streetman and wife, Brittany Streetman by deed from Robin Wheeler and Linda Vaughn, both unmarried, dated 6/30/2011 filed of record in Instrument No. 20110705-0051358, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 765 Sweetwater Cr., Old Hickory, TN 37138

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 unemcumbered, 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.

RSS

BS
BY ATTORNEY IN FACT
RSS

BILL GARRETT, Davidson County
Trans:T20120030448 DEEDWARR
Recvd: 04/26/12 08:46 2 pgs
Fees:13.00 Taxes:641.95

20120426-0035624

Witness my hand this 23rd day of April, 2012.

Richard Justin Streetman
BRITTANY STREETMAN
BY ATTORNEY IN FACT
RICHARD JUSTIN STREETMAN
Brittany Streetman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2012, before me personally appeared Richard Justin Streetman, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 23rd day of April, 2012.

Notary Public

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Commission Expiration:
4-28-2014

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public, Richard Justin Streetman, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney-in-fact for Brittany Streetman , under a power of attorney recorded simultaneously herewith, and is authorized by Brittany Streetman to execute this instrument on behalf of Brittany Streetman, as his/her attorney in fact.

Witness my hand at office this 23rd day of April, 2012

Notary Public

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 4-28-2014

[SEAL]