BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20120042015 DEEDWARR
Recvd: 06/07/12 09:35 2 pgs
Fees:13.00 Taxes:388.50
20120607-0049692

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1132**

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/01/2012,** by and between **Lauren Hamilton Tipton, an unmarried individual,** /** parties of the first part, and **George Stephen Evans, Jr. and Kayleigh B. Evans, Jr., husband and wife,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch,** County of **Davidson,** State of **Tennessee,** to wit:

Being all of Lot No. 138 (One Hundred Thirty Eight) on the Plan of Barnes Crossing, A Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument Number 20050721-0084791 as re-recorded of record in Instrument Number 20050805-0092480 and amended of record in Instrument Number 20051114-0136938 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Lauren E. Hamilton, unmarried by deed from Ole South Properties, Inc., a Tennessee Corporation of record as Instrument No. 20071016-0122846, said Register's Office.

** Lauren E. Hamilton is now known as Lauren Hamilton Tipton

This conveyance is made subject to: any and all restrictions, Master Deed, By Laws and amendments, and easements of record.

Parcel ID #
Improved property located at: **1861 Shaylin Loop, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Lauren Hamilton Tipton

Lauren Hamilton Tipton

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Lauren Hamilton Tipton** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 1st day of June, 2012..

Rebecca T. Garland
Notary Public

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/6/2013

****

Owner's Name: **George Stephen Evans, Jr. and Kayleigh B. Evans, Jr.**

and Address: **1861 Shaylin Loop, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes) map/Parcel 173-05-0-A-138.00CO

Farmers Bank & Trust
4007 Hillsboro Road
Nashville, TN 37215

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$105,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 1st day of June, 2012..

Connie Taylor
Notary Public

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

My Commission Expires: 9/21/2015