(1)

Return To:
MRC[illegible]n
1304 Will[illegible] L Ste 201
Brentwood, [illegible] 7027
[illegible]

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-23-13
(AFFIX SEAL)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167

11001428

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quianda N. Stanley	SunTrust Mortgage	
(NAME)	(NAME)	
4321 Smokey Mountain Place	1001 Semmes Avenue, RVW 5023	175 04 0A 004.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 A. Evans and Lemona A. Evans, Trustees under the Richard A. and Lemona A. Evans Living Trust dated April 22, 2003** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Quianda N. Stanley,** _____ 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:

Being all of Unit No. 2-A on the plan of Final Plat, Park Place Subdivision, Phase I, A Planned Unit Development (Private Element) of record in Instrument Number 20010129-0008516 and as shown as exhibit to Master Deed of record in Instrument Number 20010214-0014161 and re-recorded in Instrument Number 20010702-0069590, both amended in Instrument Number 20011019-0114191 and re-recorded in Instrument Number 20011212-0136927, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Richard A. Evans and wife, Lemona A. Evans by Warranty Deed dated August 28, 2006 from Jerry L. Uselton, an unmarried man, of record in Instrument Number 20060829-0106738, Register's Office for Davidson County, Tennessee. Being further conveyed to Richard A. Evans and Lemona A. Evans, Trustees under the Richard A. and Lemona A. Evans Living Trust dated April 22, 2003 by Warranty Deed dated May 11, 2009 from Richard A. Evans and wife, Lemona A. Evans, of record in Instrument Number 20090514-0044344, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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.

Improved Property known as: **4321 Smokey Mountain Place, Antioch, Tennessee 37013**

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.

BILL GARRETT, Davidson County
Trans:T20120053174 DEEDWARR
Recvd: 07/19/12 09:59 2 pgs
Fees:13.00 Taxes:441.23

20120719-0063486

Witness our hands this 6 day of July, 2012.

Richard A. Evans and Lemona A. Evans, Trustees under the Richard A. and Lemona A. Evans Living Trust dated April 22, 2003

By Richard A. Evans, Trustee

By Lemona A. Evans, Trustee

STATE OF NEBRASKA
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Evans and Lemona A. Evans, Trustees under the Richard A. and Lemona A. Evans Living Trust dated April 22, 2003 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 office this 6 day of July, 2012.

Commission expires: June 1, 2013

Notary Public

GENERAL NOTARY - State of Nebraska
JESSICA NGUYEN
My Comm. Exp. June 1, 2013

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 317
SMYRNA, TN 37167