WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Carol A. Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

File No.: ALW-12-3384

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Evans and Michelle Evans	New Owner	117-7-H-36.00 CO
(NAME)	(NAME)	
3384 Hillsboro Pike	728 Princeton Hills Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **GEORGE WILLIAM LAFEVOR, A MARRIED MAN**, herein after called the Grantor, have bargained and sold, and by these presents do transfer and convey unto, **BRIAN EVANS AND WIFE, MICHELLE EVANS**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 3384, on the plan of RODERICK SQUARE, of record in Plat Book 6250, Page 928, as established under Master Deed of record in Book 6867, Page 385, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Quitclaim Deed from Martha Forrester and George William LaFevor, Co-Trustees, The Robertson Family Trust, Dated September 8, 2000 to George William LaFevor as recorded on the 7th day of May, 2008 in Instrument No. 20080507-0047331, corrected in Instrument No. 20090909-0084649 and part of Warranty Deed from James William Robertson and wife, Virginia M. Robertson, husband and wife to James William Robertson and Virginia M. Robertson, Co-Trustees, The Robertson Family Trust, Dated September 8, 2000 as recorded on the 11th day of September, 2000 in Instrument No. 20000911-0089911, in the Register's Office of Davidson County, Tennessee.

Mary Christine LaFevor joins in the execution of this instrument for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to George William LaFevor.

Subject property is not the principal residence of Grantor, his spouse, or dependants, as defined by statute.

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 and/or plat of record; 6) All applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20120066815 DEEDWARR
Recvd: 09/06/12 10:28 2 pgs
Fees:13.00 Taxes:606.80
20120906-0080604

unimproved ☐
This is improved ☒ property, known as 3384 Hillsboro Pike, Nashville, TN 37215

(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 20th day of August, 2012.

George William LaFevor

Mary Christine LaFevor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George William LaFevor and wife, Mary Christine LaFevor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of August, 2012.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

~~RETURN TO:~~

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171

Return to:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067