BILL GARRETT, Davidson County
Trans:T20130007516 DEEDQC
Recvd: 01/28/13 14:41 6 pgs
Fees:32.00 Taxes:0.00
20130128-0008893

QUIT CLAIM DEED

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Trustland Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Barbara Alice Evans Peggy Hansard Evans Kathryn Alice Evans Jennifer Elisabeth Evans 200 Royal Oaks Blvd, C-2 Franklin, Tennessee 37064	New Owner	146-12-0-045.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $-0-

Stacey Thomson
Affiant

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

Subscribed and sworn to before me, this the 22nd day of January, 2013.

Notary Public

My Commission Expires: 12.20.2015
(Affix Seal)

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **BARBARA ALICE EVANS, PEGGY HANSARD EVANS, KATHRYN ALICE EVANS AND JENNIFER ELISABETH EVANS,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **BARBARA ALICE EVANS, AS TO A ½ INTEREST, PEGGY HANSARD EVANS, AS TO A 1/6 INTEREST, KATHRYN ALICE EVANS, AS TO A 1/6 INTEREST AND JENNIFER ELISABETH EVANS, AS TO A 1/6 INTEREST** hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

THIS PROPERTY HAS NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR.

This is improved property located at: 5017 Montclair Drive, Nashville, Tennessee 37211.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this 10 day of January, 2013.

Barbara Alice Evans

Barbara Alice Evans

STATE OF TENNESSEE)

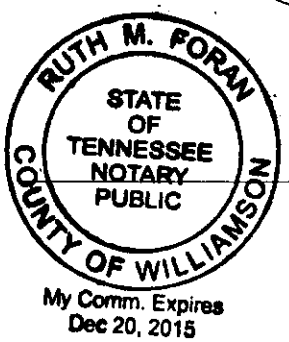
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara Alice Evans, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of January, 2013.

Ruth M. Foran

Notary Public

My commission expires: 

IN WITNESS WHEREOF, this instrument has been executed this 12 day of January, 2013.

Peggy Hansard Evans

Peggy Hansard Evans

STATE OF Georgia)

COUNTY OF Gwinnett)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Peggy Hansard Evans, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of January, 2013.

NOTARY PUBLIC ELIZABETH SCHAFFER GWINNETT GA Exp. AUG. 09, 2014

Notary Public

My commission expires: 08.09.2014

IN WITNESS WHEREOF, this instrument has been executed this 18 day of January, 2013.

Kathryn Alice Evans

Kathryn Alice Evans

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathryn Alice Evans, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this instrument has been executed this 18th day of January, 2013.

Rose M. Barse

Notary Public

My commission expires: 6/21/16

ROSE M. BARSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of January, 2013.

Jennifer Elisabeth Evans Yancey

Jennifer Elisabeth Evans

Jennifer Evans Yancey

STATE OF Georgia)

COUNTY OF Gwinnett)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer Elisabeth Evans, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this instrument has been executed this 12th day of January, 2013.

ELIZABETH SCHAFFER NOTARY PUBLIC EXP. AUG. 09, 2014 GWINNETT COUNTY, GA

Elizabeth Schaffer

Notary Public

My commission expires: 08.09.2014

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Being Lot No. 452 on the Map of Section VI, Crieve Hall Estates, of record in Book 2331, pages 1 and 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 452 fronts 90 feet on the West side of Montclair Drive and runs back between lines, 204.2 feet on the North line and 209.5 feet on the South line, to a dead line in the rear which is a broken line, and on which it measures 87.9 feet.

Being the same property conveyed to Robert L. Evans and his wife, Alice C. Evans, by Warranty Deed from Duane Richard Slaughter and his wife, Lyla Slaughter, dated August 19, 1967, of record in Book 2694, page 336, Register's Office for Davidson County, Tennessee.

The said Robert L. Evans a.k.a. Robert Leon Evans died intestate on November 13, 2005 leaving Alice C. Evans as surviving tenant by the entirety.

The said Alice C. Evans a.k.a. Alice Cameron Evans died on April 21, 2009 leaving Barbara Alice Evans and Richard Cameron Evans as devisees under the Last Will and Testament of Alice Cameron Evans entered as Case No. P-09-5315 in the Probate Court of Williamson County, Tennessee.

Pursuant to the Receipt of Estate Distribution of the Estate of Alice Cameron Evans, as filed in Case No. P-09-5315, Probate Court of Williamson County, Tennessee, the said Peggy Hansard Evans, wife of Richard Cameron Evans, Kathryn Alice Evans, daughter of Richard Cameron Evans and Jennifer Elisabeth Evans, daughter of Richard Cameron Evans, were the only heirs at law and next of kin of the said Richard Cameron Evans, who died intestate as resident of Loganville, Georgia.