WARRANTY DEED

MARY JAYNE MASTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of March, 2013

Notary Public

MY COMMISSION EXPIRES: 8/17/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Evans and Apryl Celeste Lynn	New Owner	10310006000
(NAME)	(NAME)	
5805 Vine Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Duane A. Blevins and Anne K. Blevins**, both unmarried persons, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy Evans, an unmarried person and Apryl Celeste Lynn, an unmarried person**, 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:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 20 and all of Lot No. 21 on the Plan of Hillwood Estates, Section I, of record in Book 1835, page 117 and as amended in Book 2136, page 521, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Duane A. Blevins and wife, Anne K. Blevins, by deed from Haze, LLC, a Georgia limited liability company dated January 28, 2010 of record in Instrument No. 20100205-0009348, corrected in Instrument No. 20100414-0028222, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5805 Vine Ridge Drive, Nashville, TN 37205

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, has 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: T20130023853 DEEDWARR
Recvd: 03/25/13 08:37 2 pgs
Fees: 13.00 Taxes: 1369.00

20130325-0028863

Witness our hands this **15th** day of **March, 2013**

Duane A. Blevins

Anne K. Blevins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Duane A. Blevins and Anne K. Blevins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **March, 2013**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY