WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130057919 DEEDWARR
Recvd: 07/08/13 14:32 2 pgs
Fees:13.00 Taxes:408.85

20130708-0070391

R-VRES-13-1861

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,500.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Niznik	new owner (NAME)	
8351 Saint Danasus Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	173-05-0A-138.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we GEORGE STEPHEN EVANS, JR. AND KAYLEIGH B. EVANS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN P. NIZNIK AND KATHLEEN M. NIZNIK, hereinafter called the Grantee(s), their 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 LOT NO. 138 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 IN INSTRUMENT NUMBER 20050805-0092480 AND AMENDED IN INSTRUMENT NUMBER 20051114-0136938 AND INSTRUMENT NUMBER 20071227-0147998, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GEORGE STEPHEN EVANS, JR. AND KAYLEIGH B. EVANS, HUSBAND AND WIFE BY DEED FROM LAUREN HAMILTON TIPTON, AN UNMARRIED INDIVIDUAL, LAUREN E. HAMILTON IS NOW KNOWN AS LAUREN HAMILTON TIPTON OF RECORD AT INSTRUMENT NO. 20120607-0049692, CORRECTED BY AFFIDAVIT OF SCRIVENER'S ERROR OF RECORD IN INSTRUMENT NO. 20120629-0057349, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 1, 2012 AND RECORDED ON JUNE 7, 2012.BEING THE SAME PROPERTY CONVEYED TO LAUREN E. HAMILTON, UNMARRIED BY WARRANTY DEED FROM OLE SOUTH PROPERTIES, INC., OF RECORD AT INSTRUMENT NO. 20071016-0122846, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 10, 2007. THE SAID LAUREN E. HAMILTON IS NOW KNOWN AS LAUREN HAMILTON TIPTON.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1861 Shaylin Loop, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 3rd day of July, 2013.

George Stephen-Evans, Jr. by
John Gleaves, Attorney in Fact

Kayleigh B. Evans by
John Gleaves, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GEORGE STEPHEN EVANS, JR. and who acknowledged he/she/they executed the same as the free act and deed of the said GEORGE STEPHEN EVANS, JR.

Witness my hand and official seal, this the 3rd day of July, 2013.

Notary Public
My Commission Expires: _____

(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KAYLEIGH B. EVANS and who acknowledged he/she/they executed the same as the free act and deed of the said KAYLEIGH B. EVANS.

Witness my hand and official seal, this the 3rd day of July, 2013.

Notary Public
My Commission Expires: _____

(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903