Date _____

Date _____

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

Davidson County DEEDWARR
Recvd: 09/03/13 10:16 4 pgs
Fees:23.00 Taxes:1350.50
20130903-0092246

File No.: **13-1192**

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/19/2013**, by and between **Linda A Evers and Mary Frances Evers as Co-Trustees of the Charles K Evers Revocable Truste dated May 23, 2008, as trustee and L & M Properties LLC, a Tennessee limited liability company, a general partnership**, parties of the first part, and **Bobby Price, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot 8, on the Plan of Chickering Meadows of record in Plat Book 6900, Page 501, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more accurate description.

Being the same property conveyed to L & M Properties, LLC, a Tennessee limited liability company, an eight percent (80%) undivided interest by deed dated November 30, 2011 from Linda A Evers and Mary Frances Evers as Co Trustees of the Charles K Evers Revocable Trust dated May 23, 2008 of record as Instrument No 201112090096295, said Register's Office And Charles K Evers, Linda A Evers and Mary Frances Evers Co Trustees of the Charles K Evers Revocable Trust dated May 23, 2008 as Instrument No 201103250023032, said Register's Office.

This conveyance is made subject to: any & all existing easements & restrictions of record.

Parcel ID # **158-5A-8C**

☐ Improved OR

☒ Unimproved property located at: **160 Chickering Meadow, Nashville, TN 37215**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Linda Evers _____ Mary Frances Evers _____

Linda A Evers and Mary Frances Evers as Co-Trustees of the Charles K Evers Revocable Truste dated May 23, 2008

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Linda A Evers and Mary Frances Evers as Co-Trustees of the Charles K Evers Revocable Truste dated May 23, 2008 ~~and L & M Properties LLC, a Tennessee limited liability company~~** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 19th day of August, 2013..

Rebecca L. Barker
Notary Public

My Commission Expires: 5/8/17

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Linda A Evers & Mary Frances Evers as the President & V. President for L & M Properties, LLC, a limited liability company, to me known to the persons described in and who, upon oath, executed the foregoing instrument as the President & V. President for L & M Properties, LLC, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 19th day of August, 2013..

Rebecca L. Barker
Notary Public

My Commission Expires: 5/8/17

****

Owner's Name: **Bobby Price**

and Address: **160 Chickering Meadow, Nashville, TN 37215**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Bobby Price
170 Chickering Meadow
Nashville TN
37215

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$365,000.00** which amount is equal or greater than the amount which the property transferred would command ~~at a~~ fair and voluntary sale.

Krista L Hyder
Affiant

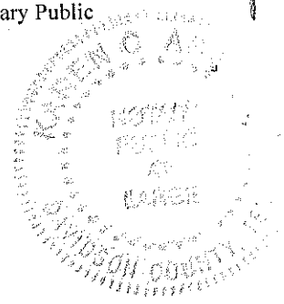
STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 19th day of August, 2013..

Notary Public

My Commission Expires: 7/6/15



TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15