When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20130087797 DEEDWARR
Recvd: 10/10/13 12:13 2 pgs
Fees:13.00 Taxes:425.50
20131010-0106482

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Rachelle Caudell
Affiant

Subscribed and sworn to before me, this 1st day of October, 2013.

Notary Public
My commission expires: 4/17/16

HUTCH HENDERSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

05-1309-66114

Address of New Owner:	Send Tax Bills to:	Tax Information
John Douglas Evans 326 Myatt Drive Madison TN 37115	New Owner 121 Wonder Valley Road Hendersonville, TN 37075	043-07-0-115.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gary Rose and Mary Rose, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Douglas Evans and Melinda Evans, husband and wife, hereinafter called the Grantees, their successors 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 part of Lot No. 13, on the Plan of the Anderson Estates, as of record in Book 1130, Page 37, Register's Office for said County, being Lot No. 50 on the Plan of the Re-Subdivision of Lots Nos. 1 and 13 of said Anderson Estates, not of record described according to a survey made by Harvey Gee, Surveyor, August 5, 1964, as follows:

BEGINNING at a point on the westerly margin of Myatt Drive 115.02 feet southerly from the intersection of the westerly margin of said Myatt Drive and the southerly margin of Thornton Avenue said point being the westerly corner of Lot No. 49 on said unrecorded plan; thence with the westerly margin of said Myatt Drive northerly 95.6 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, northwesterly 30.8 feet to the southerly margin of Thornton Avenue; thence with the same westerly 116.63 feet; thence southerly 77.5 feet to the corner of Lots 49 and 50 on said plan; thence with the line between said two lots easterly 136 feet to the beginning.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain property conveyed: 1. to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 4383, Page 817, said Register's Office, to which instrument reference is hereby made for a more complete description.

Being the same property conveyed to Gary Rose and Mary Rose, husband and wife by deed from Edward Raymond Ashworth, unmarried, dated May 25, 2007, recorded May 30, 2007, of record in Instrument No. 20070530-0063823, as corrected in Instrument No. 20070808-0094964, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 326 Myatt Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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.

WITNESS my hand this 1st day of October, 2013.

X _____ X _____

Gary Rose Mary Rose

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary Rose and Mary Rose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 1st day of October, 2013.

X _____

Notary Public
State of Tennessee at Large

My Commission expires: 4/17/16