WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140016418 DEEDWARR
Recvd: 03/11/14 10:44 2 pgs
Fees:13.00 Taxes:1006.40

20140311-0020300

ret to Realty Title & Escrow Co., Inc.
1118 Nashville Hwy, Ste 150
Columbia, TN 38401
931-540-1282

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Kim A Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald R. Evans	SIRVA Mortgage, Inc.	180040A03000CO
(NAME)	(NAME)	
2025 Sherbrooke Lane	6200 Oak Tree Blvd., Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Independence, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John W. West Jr. and wife Carolyn G. West**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Donald R. Evans and Rebecca W. Evans , husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot 154, on the plan of Highland Creek, Section One, as shown on plat of record in Plat Book 9700, Pages 959-960, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to John W. West, Jr., an unmarried person by Warranty Deed dated 11/28/2005 from Mary Cooke, unmarried and Wilbur Earl Hooks, III, unmarried of record in Instrument 20051209014817 3, Register's Office for Davidson County, Tennessee. Having since married, his spouse, Carolyn G. West joins in this conveyance waiving any and all rights she may have in this property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 9700, Page 959 and Plat Book 9700, Page 960, said Register's Office.
Restrictions of record in Book 11568, Page 311, as amended of record in Instrument 200004130037474, said Register's Office.
By-Laws of record in Book 11568, Page 301, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 10419, Page 470 and Book 10419, Page 504, said Register's Office.
Stormwater Detention Agreement of record in Book 11338, Page 738, said Register's Office.
Driveway Easement of record in Instrument 200406230074249, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200310140151693, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2025 Sherbrooke Lane, Nashville, TN 37211
(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/or 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/or 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 6 day of March, 2014.

John W. West, Jr. Carolyn G. West

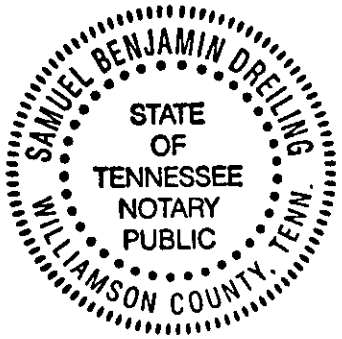
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. West, Jr. and Carolyn G. West with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of March, 2014.

Notary Public
My Commission Expires:

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027



My Commission Expires JUNE 23, 2014