6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$79,750.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: May 8, 2017.
(AFFIX SEAL)

J. DYKE TUCKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan K. Wicks	**Bryan K. Wicks**	**021-207-00**
(NAME)	(NAME)	
3712 Old Clarksville Pike	**7156 Bidwell Road**	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	**Joelton, TN 37080**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Michael O. Evans**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan K. Wicks**, 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 Lot No. 1 on the Plan of Baggett Subdivision, Section 1, as of record in Book 3842, Page 93, Register's Office for Davidson County, Tennessee.

Beginning, said Lot No. 1 fronts 120 Feet on the northerly side of Old Clarksville Highway and extends back 383 feet on the westerly line and 420 feet on the easterly line to a dead line, measuring 175.3 feet thereon.

Being the same property conveyed to Michael O. Evans, a single man and Krista A. Garrett, a single woman by deed dated August 29, 2000 from The Estate of Preston Wayne Nichols of record in Instrument No. 20000905-0087755, Register's Office for Davidson County, Tennessee. The said Michael O. Evans and Krista A. Garrett thereafter married. By Final Decree of Divorce in the Fourth Circuit Court for Davidson County, recorded in Instrument No. 20080108-0002387. The interest of Krista A. Garrett a/k/a Krista Ann Evans was divested from her and vested in Michael O. Evans a/k/a Michael Otis Evans.

unimproved ☐

This is improved ☒ property, known as **3712 Old Clarksville Pike, Joelton, TN 37080**

(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 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, 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 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:T20140019632 DEEDWARR
Recvd: 03/24/14 15:58 2 pgs
Fees:13.00 Taxes:295.08

20140324-0024169

Witness my hand this **21st day of March, 2014.**

Michael O. Evans

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared Michael O. Evans with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March, 2014.

Commission expires: May 8, 2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public