BILL GARRETT, Davidson County
Trans:T20140019797 DEEDWARR
Recvd: 03/25/14 11:26 2 pgs
Fees:13.00 Taxes:488.40
20140325-0024386

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

File No.: **14-1045**

WARRANTY DEED

THIS INDENTURE, made and entered into this **3/21/2014**, by and between **Zachariah J Bevis and Abigal R Bevis, husband and wife**, parties of the first part, and **Roxane White, a single person** 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 Unit No. 206 on the Plan of Cumberland Trace as of record in Plat Book 5200, page 724, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Zachariah J. Bevis and wife, Abigal R. Bevis by deed from David Rowland, dated 03/28/2008, of record in Instrument Number 20080404-0034433, Register's Office for Davison County, Tennessee.

This conveyance is made subject to: All existing easements and restrictions of record

Parcel ID # **073 16 0A 206.00**

☒ Improved **206 Cumberland Trace, Nashville, TN 37214**
☐ Unimproved property located at:

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.

Zachariah J Bevis

Abigal R Bevis

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 **Zachariah J Bevis and Abigal R Bevis** 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 21st day of March, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Roxane White**

and Address: **206 Cumberland Trace, Nashville, TN 37214**

Mail tax bills to,: Wilson Bank & Trust
1436 West Main Street
Lebanon, TN 37087

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 **$132,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this ~~21st~~ 24th day of March, 2014..

Notary Public

My Commission Expires: 9-9-14

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.