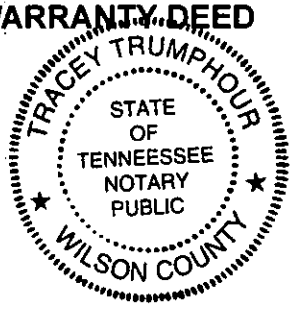
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,900.00

Carolyn Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2014.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tom Evans	Tom Evans	087010A07000CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
4213 Chesney Glen Drive	4213 Chesney Glen Drive	Trans:T20140036593 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 05/27/14 09:38 2 pgs
Hermitage, TN 37076	Hermitage, TN 37076	Fees:13.00 Taxes:587.93
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140527-0045123

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, **Bernadeane H. Brune, Trustee of the Stephanie Denise Lively Special Needs Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tom Evans and wife, Carolyn Evans**, 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 No. 144 on the plan of Section 1A, Chesney Glen of record in Plat Book 9700, Page 288, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephanie Denise Lively, a single woman by Quit Claim Deed dated 12/28/1998 from Mary Jane Hammer of record in Book 11340, Page 507, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Tommy Pogue and Stephanie Denise Lively by Quit Claim Deed dated 05/18/1999 from Stephanie Denise Lively of record in Book 11493, Page 43, Register's Office for Davidson County, Tennessee and further being the same property conveyed to Tommy Pogue and Stephanie Denise Lively, as joint tenants with right of survivorship by Quit Claim Deed dated 10/03/2000 from Tommy Pogue and Stephanie Denise Lively and David J. Waynick, Trustee of record in Instrument 200010040098415, Register's Office for Davidson County, Tennessee. Further Being the same property conveyed to Tommy Pogue by Quit Claim Deed dated 10/19/2012 from Tommy Pogue and Stephanie Denise Lively, as joint tenants with right of survivorship of record in Instrument 201210260098368, Register's Office for Davidson County, Tennessee. The said Tommy Pogue having since died on 12/25/2012, leaving property to the Stephanie Denise Lively Special Needs Trust as stated in the First Codicil to the last Will and Testament of Tommy Gene Pogue.

All matters as set forth per Plat Book 9700, Page 215 and Plat Book 9700, Page 288, said Register's Office.
Declaration of Restrictive Covenants of record in Book 10278, Page 279, as amended of record in Book 10449, Page 215, Book 10449, Page 217, and Book 10640, Page 944, said Register's Office.
Stormwater Detention Agreement of record in Book 10357, Page 915, said Register's Office.
Charter of the Homeowner's Association of record in Book 10290, Page 256, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 10420, Page 356 and Book 11577, Page 623, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Book 10420, Page 356 and Book 11577, Page 623, said Register's Office.

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 4213 Chesney Glen Drive, Hermitage, TN 37076
(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 8th day of May, 2014.

BERNADEANE H. BRUNE, TRUSTEE OF THE
STEPHANIE DENISE LIVELY SPECIAL NEEDS TRUST

Bernadeane H. Brune, Trustee

Brenadeane H. Brune
Trustee

AVA L. FORD
Notary Public, State of Texas
My Commission Expires
JUNE 2, 2015

STATE OF Texas
COUNTY OF Fort Bend

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bernadeane H. Brune with whom I am personally acquainted and who proved himself/herself to be the Trustee of Stephanie Denise Lively Special Needs Trust, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2014.

Ava L. Ford

Notary Public
My Commission Expires: June 2, 2015

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122