THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Alicia M. Sanchez
6236 Hampton Hall Way
Hermitage, TN 37076
SEND TAX BILLS TO:
Suntrust MTG
401 Commerce St, Ste 6100
Nashville TN 37219

WARRANTY DEED

(Map 098-05-0A, Parcel 093.00)

Davidson County DEEDWARR
Recvd: 06/30/14 12:49 3 pgs
Fees:18.00 Taxes:762.20
20140630-0057118

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JOSHUA S. EVITT and wife, TIFFANY R. EVITT (formerly known as Tiffany R. Stickles)**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **ALICIA M. SANCHEZ, unmarried**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 60, Section Four, Hampton Hall, according to plat and survey of same appearing of record in Plat Book 11700, page 2, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Joshua S. Evitt, an unmarried man, and Tiffany R. Stickles, an unmarried woman (now Tiffany R. Evitt, married), by Warranty Deed from Beazer Homes Corp, DBA Phillips Builders, a Tennessee Corporation, dated January 11, 2002, of record in Instrument No. 20020117-0006896, in the Register's Office of Davidson County, Tennessee. Tiffany R. Stickles and Tiffany R. Evitt is one and the same person.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 11700, page 2; to restrictive covenants of record in Book 10278, Page 257, Book 10301, page 184, Book 10444, page 460 and Book 10640, page 947; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways of record for public roads and utilities.

This is improved property known as 6236 Hampton Hall Way, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2014 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 26th day of June, 2014.

JOSHUA S. EVITT

TIFFANY R. EVITT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua S. Evitt and Tiffany R. Evitt, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of June, 2014.

Notary Public

My Commission Expires: 3-19-17

(SEAL)

SHEILA K. REBURN Notary At Large

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $206,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of June, 2014.

Notary Public

My commission expires: 4-26-16

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. 20140306

True Copy Certification

I, Ryan Rafoth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ryan Rafoth

State of TENNESSEE
County of WILLIAMSON

Personally appeared before me, Susan Tatman, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-6-2016
Notary Seal:

