File No. 141115

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140084264 DEEDWARR
Recvd: 11/07/14 11:07 2 pgs
Fees: 13.00 Taxes: 136.90
20141107-0103024

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/16/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G and M Properties, LLC	G and M Properties, LLC	081-11-0-180.00
(NAME) 2012 21st Ave. S	2012 21st Ave. S.	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Jo H. Evans, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G and M Properties, LLC, a Tennessee limited liability company, 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 the southerly part of Lot No. 394 on the Plan of D.T. McGavock and Others Addition, of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 394 fronts 50 feet on the westerly margin of 17th Ave. North, formerly James Street, and extends back between parallel lines 170 feet to an alley.

BEING a portion of the same property conveyed to Jo H. Evans, by Quitclaim Deed from Charles E. Evans, dated 10/16/14 and recorded 10/22/14 in Instrument No. 20141022-0097398; and being the same property previously conveyed to Charles E. Evans and wife, Jo H. Evans, by Warranty Deed from DB & B Investments, a Tennessee General Partnership, dated 7/8/10 and recorded 7/14/10 in Instrument No. 20100714-0055223, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1713 17th Ave. N, Nashville, TN 37208
(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.

File No. 141115
Witness my hand this 5th day of November, 2014.

Jo H. Evans

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jo H. Evans, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of November, 2014.

Commission expires:



Notary Public