This instrument was prepared by Albert P. Marks of MARKS, SHELL & MANESS, Dunbar Park, 233-A Dunbar Cave Road, P.O. Box 1149, Clarksville, TN 37041-1149.

BILL GARRETT, Davidson County
Trans:T20140089911 DEEDWARR
Recvd: 12/01/14 15:18 3 pgs
Fees:18.00 Taxes:2590.00
20141201-0110096

NAME & ADDRESS OF PROPERTY OWNER:
Mr. and Mrs. James Michael Brown and
Mr. and Mrs. William Keith Lee, Jr.
2518 Lebanon Pike
Nashville, TN 37214

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:
Same as above

VAN L. EVANS, TRUSTEE, ET AL

TO: CASH WARRANTY DEED

JAMES MICHAEL BROWN, ET UX, ET AL

FOR A VALUABLE CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, VAN L. EVANS, TRUSTEE OF THE UNIFIED CREDIT BYPASS TRUST CREATED UNDER ITEM II OF THE LAST WILL AND TESTAMENT OF JOHN W. EVANS, JR., FRANCES M. EVANS AND VAN L. EVANS, INDIVIDUALLY as GRANTORS, have bargained and sold and do hereby transfer and convey unto the GRANTEES, JAMES MICHAEL BROWN and wife, SUSAN B. BROWN, as tenants by the entirety, their heirs and assigns forever, an undivided one-half (1/2) interest and WILLIAM KEITH LEE, JR., and wife, REGINA LEE, as tenants by the entirety, their heirs and assigns forever, an undivided one-half (1/2) interest in and to the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, and being designated as Tax Map & Parcel No. 095-04-0 009.00 as shown on the maps of the Assessor of Property for Davidson County, Tennessee, to-wit:

> Beginning in the center of the Lebanon Pike, at a point 101.5 feet Westerly from the Southwest corner of the Public School lot; thence with the center of said Pike South 78 1/2 deg. West 100.6 feet; thence North 11 degrees West 435 feet; thence North 80 3/4 degrees 100.6 feet to a point 101.5 feet Westerly from the Northwest corner of the Public School lot; thence South 11 degrees East 431 feet to the beginning, containing 1 acre, more or less.
>
> Being the same property conveyed by Quitclaim Deed from Van L. Evans, Executor of the Estate of John W. Evans, Jr. to Van L. Evans, Trustee of the Unified Credit Bypass Trust created under Item III of the Last Will and Testament of John W. Evans, Jr. as recorded on the 28th day of February, 2011 in Instrument No. 20110228-0016145; Quitclaim Deed from Albert P. Marks, Trustee to John W. Evans, Jr., and wife, Frances M. Evans, as equal tenants in common, without the right of survivorship as recorded on the 24th day of November, 1999 in Deed Book 11755, Page 650; Quitclaim Deed from John W. Evans, Jr., and Frances M. Evans to Van L. Evans, an undivided 2.30% interest as recorded on the 14th day of December, 2007 in Instrument No. 20071214-0144129 and see also Last Will and Testament as recorded in Probate Case No. 21385 (Robertson County, Tennessee Chancery Court), in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the GRANTEES, JAMES MICHAEL BROWN and wife, SUSAN B. BROWN, as tenants by the entirety, their heirs and assigns forever, an undivided one-half (1/2) interest and WILLIAM KEITH LEE, JR., and wife, REGINA LEE, as tenants by the entirety, their heirs and assigns forever, an undivided one-half (1/2) interest.

SUBJECT to an Easement for Sewers/Storm Drainage, recorded in Book 4278, Page 159, Register's Office for Davidson County, Tennessee, THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, that they have a good and lawful right to convey the same, that it is unencumbered, and they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION of the Veterinary Clinic was given on October 1, 2014. POSSESSION of the home located on the herein described real estate will be given on or before 45 days from the date of deed.

THE 2014 TAXES are to be prorated and all future years will be the obligation of the Grantees.

IN WITNESS WHEREOF, the GRANTORS have hereunto signed their names on this the 25th day of November, 2014.

VAN L. EVANS, TRUSTEE OF THE UNIFIED CREDIT BYPASS TRUST, CREATED UNDER ITEM III OF THE LAST WILL AND TESTAMENT OF JOHN W. EVANS, JR.

FRANCES M. EVANS

BY: _____
VAN L. EVANS, ATTORNEY IN FACT (PURSUANT TO POWER OF ATTORNEY OF RECORD IN INSTRUMENT NUMBER 20141009-0093763, RODCT)

_____
VAN L. EVANS
GRANTORS

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VAN L. EVANS, TRUSTEE OF THE UNIFIED CREDIT BYPASS TRUST CREATED UNDER ITEM III OF THE LAST WILL AND TESTAMENT OF JOHN W. EVANS, JR., one of the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 25th day of November, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 11/15/17

SUMMER GORLINE
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, personally appeared VAN L. EVANS, with whom I am personally acquainted or proved to me to be the person who executed the foregoing instrument on behalf of FRANCES M. EVANS, and acknowledged that he executed the same as the free act and deed of the said FRANCES M. EVANS.

Witness my hand and seal, at office, on this the 25th day of November, 2014.

Summer Gorline
NOTARY PUBLIC

SUMMER GORLINE STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 11/15/17

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

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

Witness my hand and seal, at office, on this the 25th day of November, 2014.

Summer Gorline
NOTARY PUBLIC

SUMMER GORLINE STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 11/15/17

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Pursuant to Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being the GRANTEE, the GRANTEE'S AGENT or a TRUSTEE acting for the GRANTEE, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $700,000.00.

AFFIANT

Sworn and subscribed to before me on this the 25th day of November, 2014.

Summer Gorline
NOTARY PUBLIC

SUMMER GORLINE STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires: 11/15/17