STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-13-18

BEVERLY THARP NOTARY PUBLIC TENNESSEE File No. 14-3318D COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20140095650 DEEDWARR
Recvd: 12/22/14 13:38 2 pgs
Fees:13.00 Taxes:592.00
20141222-0116929

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
LaVelle Truett Eubanks, unmarried (NAME)	NEW OWNER (NAME)	33-15-118
813 East Campbell Road (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (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 HEREBYACKNOWLEDGED, WE, **Clyde Wayne Evans, Jr., Trustee of The Clyde Wayne Evans, Sr. Special Needs Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LaVelle Truett Eubanks, unmarried**, 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 Lot No. 2 on the plan of GREEN FOREST, as shown by plat of record in Plat Book 3700, Page 8, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Clyde Wayne Evans, Jr. , Trustee for The Clyde Wayne Evans, Sr. Special Needs Trust (erroneously referred to as The Clyde Wayne Evans, Sr. Special Needs Trust in prior deed of record) and a life estate reserved unto Robert B. Evans and wife, Evelyn W. Evans from Robert B. Evans and wife, Evelyn W. Evans, by Quitclaim Deed dated February 10, 2008, as Instrument No. 20091007-0093481, in the Register's Office for Davidson County, Tennessee.

The said Robert B. Evans died on September 14, 2010 and the said Evelyn Christine Evans died on December 20, 2013, therefore leaving title vested solely in The Clyde Wayne Evans, Sr. Special Needs Trust.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3889, page 383, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3700, page 8, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 813 East Campbell Road, Madison, TN 37115.

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. Whenever 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/our hand(s) this 5th day of December, 20~~15~~ 14.

CLYDE WAYNE EVANS, JR., TRUSTEE OF THE
CLYDE WAYNE EVANS, SR. SPECIAL NEEDS
TRUST

By: _____ December 05, 2015
Clyde Wayne Evans, Jr., Trustee Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Clyde Wayne Evans, Jr., Trustee for Clyde Wayne Evans, Jr., Trustee of The Clyde Wayne Evans, Sr. Special Needs Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of December, 20~~15~~14.

BRANDI SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 8-24-16

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066