(2)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Evan B. Lemons
707 N. Chestnut Ct
Hermitage, TN 37076

MORTGAGEE
Nations Lending Corp 32416
4 Summit Park Drive FL 2
Independesnce OH 44131

BILL GARRETT, Davidson County
Trans:T20150065295 DEEDWARR
Recvd: 08/06/15 12:12 3 pgs
Fees:18.00 Taxes:666.00
20150806-0078410

SEND TAX BILL TO:
Owner

MAP 064 11
GROUP 0A
PARCEL 044.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John W. Williams and wife, L. Pearl Williams** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Evan B. Lemons, an unmarried man**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Caleb Chase, a Planned Unit Development, of record in Book 6250, Pages 821 and 822, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John W. Williams and wife, L. Pearl Williams, by Quitclaim Deed from Christi L. Poole, an unmarried woman, dated September 12, 2014, of record in Instrument No. 20140916-0084523, Register's Office for Davidson County, TN.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 6250, page 821 and 822, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as 707 N. Chestnut Court, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eva B. Lemons, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

WITNESS our hands this the 31st day of July, 2015.

John W. Williams
John W. Williams

Michael Harrell, as Attorney in Fact
By: Michael Harrell, Attorney in Fact

L. Pearl Williams
L. Pearl Williams

Michael Harrell, as Attorney in Fact
By: Michael Harrell, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 31st, day of July, 2015, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Michael Harrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of John W. Williams, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of John W. Williams.

Power of Attorney recorded in Instrument No. 20150730-0075104 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 31st day of July, 2015.

My Commission Expires: 02/25/19

NOTARY PUBLIC James C Smith

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 31st, day of July, 2015, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Michael Harrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of L. Pearl Williams, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of L. Pearl Williams.

Power of Attorney recorded in Instrument No. 20150730-0075107 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 31st day of July, 2015.

My Commission Expires: 02/25/19

NOTARY PUBLIC James C Smith

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2015.

NOTARY PUBLIC
My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

COMMISSION EXPIRES JUNE 25, 2017