Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $399,900.00.

Affiant

Subscribed and sworn to before me, this 29th day of February, 2016.

Notary Public
My commission expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

02-1602-49763

Address of New Owner:	Send Tax Bills to:	Tax Information:
Douglas W. Bevans 5413 Fredericksburg Way West Brentwood TN 37027	Douglas W. Bevans 10430 Saddle Creek Dr Sacramento, CA 95829	171-03-0-A-204.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David R. Wright and wife, Sharon R. Wright**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Douglas W. Bevans and Marilee A. Bevans, husband and wife**, hereinafter called the Grantees, their successors 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. 15, on the Plan of Section Seven, Fredericksburg, of record in Book 9700, Page 405, which amended Book 7900, Page 509, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David R. Wright and wife, Sharon R. Wright by deed from Radnor Homes, Inc., dated December 23, 1997, recorded December 29, 1997, of record in Book 10735, Page 943, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5413 Fredericksburg Way West, Brentwood, TN 37027.

BILL GARRETT, Davidson County
Trans:T20160016673 DEEDWARR
Recvd: 03/01/16 10:07 2 pgs
Fees:13.00 Taxes:1479.63
20160301-0019331

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 26 day of February, 2016.

Sharon R. Wright

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sharon R. Wright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 26 day of February, 2016.

Barbara Shoulders
Notary Public
State of Tennessee at Large

BARBARA SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Comm. Expires Oct. 21, 2018

My Commission expires: Oct. 21, 2018

WITNESS my hand this 29 day of February, 2016.

David R. Wright

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David R. Wright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29 day of February, 2016.

Notary Public
State of Tennessee at Large

AMANDA JOLLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission expires: 1-8-2019