This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(G)

BILL GARRETT, Davidson County
Trans:T20160017241 DEEDWARR
Recvd: 03/02/16 13:07 4 pgs
Fees:22.00 Taxes:0.00
20160302-0019993

This instrument prepared by:

Winston S. Evans
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce St.
Nashville, TN 37219-2405

WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Winston S. Evans, Trustee 940 Tyne Blvd. Nashville, TN 37220	Same	146-01/4

****

WHEREAS, James Clarence Evans was owner in fee simple of the real estate described in **Exhibit A ["the property"]** hereto; and

WHEREAS, James Clarence Evans established the James Clarence Evans Living Trust ["the Trust"] pursuant to that certain Revocable Trust Agreement of James Clarence Evans, dated March 5, 2007 ["the Trust Agreement"]; and

WHEREAS, the Trust Agreement designated James Clarence Evans as Trustee; and

WHEREAS, James Clarence Evans transferred the property to the Trust pursuant to that certain Warranty Deed of record at Instrument 20070312-0030180, Register's Office for Davidson County, Tennessee; and

WHEREAS, James Clarence Evans died on May 20, 2009; and

WHEREAS, the Trust Agreement designated Elaine C. Evans as Successor Trustee upon the death of James Clarence Evans; and

WHEREAS, by Deed dated January 22, 2013 recorded as Instrument No. 20130125-0008252 in the Register's Office of Davidson County, Tennessee, Elaine C. Evans, Successor Trustee for the Trust, as Grantor, conveyed the property to Elaine C. Evans, Trustee of the JCE FED Trust, as Grantee; and

WHEREAS, the aforesaid Deed dated January 22, 2013 should have conveyed the property to Elaine C. Evans, Trustee of the JCE QTIP Trust but, by mistake and inadvertence, conveyed the property to Elaine C. Evans, Trustee of the JCE FED Trust; and

WHEREAS, by Deed of Correction dated February 27, 2013 recorded as Instrument No. 20130301-0020680 in the Register's Office of Davidson County, Tennessee, Elaine C. Evans, as Successor Trustee of the Trust and Elaine C. Evans as Trustee of the JCE FED Trust, for the purpose of correcting the aforesaid Deed dated January 22, 2013 and otherwise to comply with the terms of the Trust Agreement, conveyed the property to Elaine C. Evans, Trustee of the JCE QTIP Trust; and

WHEREAS, Elaine C. Evans died on September 21, 2014; and

WHEREAS, the Trust Agreement designated Winston S. Evans as Successor Trustee upon the death of Elaine C. Evans.

NOW, THEREFORE, in accordance with the provisions of the Trust Agreement, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged:

Winston S. Evans, Successor Trustee for the Trust and the JCE QTIP Trust, hereinafter called the "Grantor," to comply with the terms of the Trust Agreement, has bargained and sold, and by these presents does hereby transfer and convey unto **Winston S. Evans, Trustee of the JCE Family Trust,** hereinafter called the "Grantee," and to his successors and assigns, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, that certain improved property situated in Davidson County, Tennessee, and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.
2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, the Grantee's successors and assigns, forever; and the Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's successors and assigns, to warrant and forever defend the title to the said real property to the Grantee, the Grantee's successors and assigns, against the lawful claims of all persons whomever.

WITNESS my hand this 2 day of March, 2016.

JAMES CLARENCE EVANS LIVING TRUST

By: Winston S. Evans, Successor Trustee
Winston S. Evans, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, LISA V. SPIESS, Notary Public, **Winston S. Evans**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Successor Trustee of the James Clarence Evans Living Trust** and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office this 2nd day of March, 2016.

LISA V. SPIESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Lisa V. Spiess
Notary Public

My Commission Expires: 7-2-18

JCE QTIP TRUST

By: Winston S. Evans, Successor Trustee
Winston S. Evans, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, LISA V. SPIESS, Notary Public, **Winston S. Evans**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Successor Trustee of the JCE QTIP Trust** and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office this 2nd day of March, 2016.

LISA V. SPIESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Lisa V. Spiess
Notary Public

My Commission Expires: 7-2-18

EXHIBIT A

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 5 of Block "A" on the map of Bridle Path Estates, a part of the Overton Lea Estates, as of record in Book 974, Page 76, 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 James Clarence Evans and wife, Elaine C. Evans, by deed of record in Book 1764, Page 600, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to James Clarence Evans by deed from Elaine C. Evans of record as Instrument No. 20070306-0027841, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to James Clarence Evans, Trustee, by Deed from James Clarence Evans of record as Instrument No. 20070312-0030180, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Elaine C. Evans, Trustee of the JCE FED Trust by Deed from Elaine C. Evans, Successor Trustee of record as Instrument No. 20130125-0008252, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Elaine C. Evans, Trustee of the JCE QTIP Trust by Deed of Correction from Elaine C. Evans, Successor Trustee of the James Clarence Evans Living Trust and Elaine C. Evans as Trustee for the JCE FED Trust, of record as Instrument No. 20130301-0020680, Register's Office for Davidson County, Tennessee.

This is improved property known as 940 Tyne Boulevard, Nashville, Tennessee 37220.