~~[illegible]~~ 030-35

KEVIN BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is 165,500.00 Affiant Subscribed and sworn to before me, this 31st day of March, 2016. Notary Public My commission expires: 11-20-18

THIS INSTRUMENT WAS PREPARED BY and Return To:
Simplified Search and Escrow
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: New Owner	Map-Parcel Numbers:
Robin Hamden	~~Colson Services, LLC~~	**06300008600**
421 Menees Lane	~~1960 J Madison St #242~~	
Madison, TN 37115	~~Clarksville, TN 37043~~	

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 HEREBY ACKNOWLEDGE, WE,

Faye Noreen Tryon and Lawrence Bradford Evans and Dwight C Evans and David W Evans, as equal tenants in common without rights of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robin Hamden, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 421 Menees Lane, 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 in 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. 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.

BILL GARRETT, Davidson County
Trans:T20160026964 DEEDWARR
Recvd: 04/04/16 12:50 3 pgs
Fees:18.00 Taxes:612.35
20160404-0031769

Witness my/our hand(s) this 31st day of March, 2016.

Faye Noreen Tryon

Faye Noreen Tryon

Dwight C. Evans by Lawrence Bradford Evans as Attorney-in-Fact

Dwight C. Evans by Lawrence Bradford Evans as his Attorney-In-Fact

Lawrence Bradford Evans

Lawrence Bradford Evans

David W. Evans by Lawrence Bradford Evans as his Attorney-in-Fact

David W. Evans by Lawrence Bradford Evans as his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, **Faye Noreen Tryon, Lawrence Bradford Evans,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2016.

KEVIN BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 11-20-18

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby certify, that on this 31st day of March, **2016**, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Lawrence Bradford Evans** to me known to be the person who executed the foregoing instrument in behalf of **Dwight C. Evans** as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **Dwight C. Evans**

Witness my hand, at office, this 31st day of March, 2016.

KEVIN BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 11-20-18

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby certify, that on this 31st day of March, 2016, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Lawrence Bradford Evans** to me known to be the person who executed the foregoing instrument in behalf of **David W. Evans** as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **David W. Evans.**

Witness my hand, at office, this 31st day of March, 2016

KEVIN BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 11-20-18

EXHIBIT "A"

TRACT 1
Land in Davidson County, Tennessee, being in the 11th, formerly the 19th Civil District and being part of lot no. 4 on the Map of the Hillin Farm Subdivision, not of record, which subdivision is a part of lots no. 1 and 2 on the Plan of Gibson Harris Lands, as of record in Plan Book 1, page 34, of the Chancery Court at Nashville, and described according to a copy of a survey made by Cantrell, Connell & Morrison, Engineers, dated April 13, 1953, as follows:
Beginning at a point on the south margin of Menees Road at an iron pin which is 157.5 ft. east of the northwest corner of tract 4 of the Hillin Farm; thence along said road South 78 deg. 52 min. east 202.7 to a point; thence South 1 deg. 45 min West 859.4 ft. to a point; thence north 88 deg. 15 min west 200 feet to an iron pin; thence north 1 deg. 45 min east 892.5 feet to the beginning, containing 4.022 acres.

TRACT 2
A tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey by R. E. Murray, Registered Land Surveyor #1393, dated July 19, 1982, as follows:

Beginning at an iron pin in the southerly margin of Menees Lane at the northwest corner of property belonging to Ernest N. Taylor and wife, Mary A. Taylor as recorded In Book 2861, page 38, Register's Office for Davidson County, Tennessee, and also being the northeast corner of property belonging to H. F. Evans and wife, Elizabeth Evans as recorded in Book 2904, page 227, Register's Office for Davidson County, Tennessee; thence from beginning point and running along said south margin of Menees Lane South 80° 33' East 18.00 feet to an iron pin;
thence leaving said margin of Menees Lane South 2° 21' West 851.59 feet to an iron pin marking a northwest corner of said Taylor property and the southeast corner of said Evans property; thence along a common line between said Evans and said Taylor property North 1° 09' East 854.00 feet to the point of beginning; containing 0.17 acres more or less.

Being the same property conveyed to Faye Noreen Tryon, Lawrence Bradford Evans, Dwight C Evans and David W. Evans, as equal tenants in common without rights of survivorship from David W Evans and Lawrence Bradford Evans, Co-Executors of the Estate of Elizabeth M Evans by Executor's Deed dated 06/12/12 and recorded in Instrument No. 20120620-0053824, said Register's Office.