Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/13/16 14:06 3 pgs
Fees:18.00 Taxes:1620.60
20160513-0047984

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000.00

Affiant

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS ~~12th~~ 13th day of May, 2016

Notary Public
Commission Expires: SEP 20 2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
G Brian Tankersley 5240 Almadale Circle Brentwood, TN 37027	NEW OWNER	171-04-0A-024.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Trevor A. McNevan and Erin B. McNevan, Trustees of the McNevan Revocable Living Trust, dated September 26, 2014,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gordon Brian Tankersley and Suzanne Tankersley, as husband and wife, Joint Tenants with Right of Surviorship

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. 24 on the plan of Brownstone, Section 1, of record in Plat Book 9700, Pages 496 and 497, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Trevor A. McNevan and Erin B. McNevan, Trustees of the McNevan Revocable Living Trust, dated September 26, 2014, by Warranty Deed from Trevor A. McNevan and wife, Erin B. McNevan, dated 9/26/14 and recorded 10/15/14 in Instrument No. 20141015-0095246; and being the same property previously conveyed to Trevor A. McNevan and wife, Erin B. McNevan, by Warranty Deed from W. Jefferson Woody and Denise L. Woody, husband and wife, dated 10/23/06 and recorded 10/30/06 in Instrument No. 20061030-0134058, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5240 Almadale Circle, Brentwood, TN 37027.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of May, 2016.

Trevor McNevan

Erin McNevan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Trevor A. McNevan and Erin B. McNevan, Trustees,** 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 and official seal at Brentwood, Tennessee this 12th day of May, 2016.

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
SARAH SIMMONS

(Notary Seal)

Notary Public
My Commission Expires: 5/8/2018

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

