File Box 8

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 32995-05-2016**<br><br>**Record & Return To:**<br>**First Title & Escrow Company, Inc.**<br>**3811 Bedford Ave, Suite 205**<br>**Nashville, TN 37215** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $985,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 20th day of May, 2016.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

# WARRANTY DEED

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|---|---|---|
| **Address New Owner:**<br>Michelle Evans, Jimmy Evans<br>5910 E. Ashland Dr.<br>Nashville, TN 37215 | **Send Tax Bills To:**<br><br>**NEW OWNER** | **Tax Information:**<br>Map and Parcel No.:<br>144 12 0 036 00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sam E. Shelby, Jr. and wife, Jane P. Shelby**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jimmy Evans, Jr., and Michelle Evans, husband and wife** (collectively, "Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5910 E. Ashland Dr., Nashville, TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20160043685 DEEDWARR
Recvd: 05/24/16 15:05 3 pgs
Fees:18.00 Taxes:3644.50
20160524-0052152

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 20th day of May, 2016.

Sam E. Shelby, Jr.

Jane P. Shelby

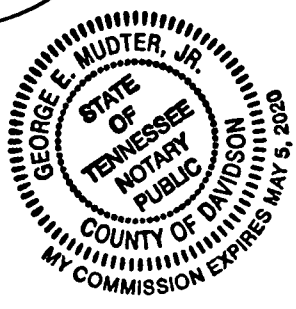
STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sam E. Shelby, Jr. and Jane P. Shelby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2016.

Notary Public

My Commission Expires:



# EXHIBIT "A"

Land in Davidson County, Tennessee, being the reserved parcel on the Plan of Otter Creek Hills, as of record in Plat Book 2900, pages 110 and 111, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sam E. Shelby, Jr. and wife, Jane P. Shelby, by deed dated February 23, 1995 from M & T Partnership of record in Book 9603, page 798, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 144 12 0 036 00.
2. The following matters appearing on the Plan of record as Plat Book 2900, pages 110 and 111, Register's Office for Davidson County, Tennessee: a 10 foot easement for public utility purposes along the rear line of said lot; a 2.5 x 20 foot utility anchor easement located on the northwesterly front corner of said lot; and a 3 x 15 foot utility anchor easement located on the northeasterly front corner of said lot.