BILL GARRETT, Davidson County
Trans:T20160064979 DEEDWARR
Recvd: 07/28/16 11:26 5 pgs
Fees:28.00 Taxes:3626.00
20160728-0077778

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165104

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $980,000.00

John J Brennan
Affiant

AMANDA VAUGHN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 27th day of July, 2016.

Amanda Vaughn
Notary Public

My Commission Expires: 5/5/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James A. Webb IV 111 Dunham Springs Lane Nashville, TN 37205	NEW OWNER	116-01-0-A-006.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kenneth D. Funger and Walter Franklin Evans, Jr. as Co-Successor Trustees of the Evans/Grissom Marital Residence Trust; Martin Methodist College as the sole residuary beneficiary of the Estate of Grace G. Grissom; and Mariwyn Evans, William Alexander Evans, Walter Franklin Evans, Jr., Janet Evans Butler and Karen Evans Mundy as Beneficiaries under the Last Will and Testament of Walter Franklin Evans (Sr.),** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James A. Webb IV and wife, Tayler G. Webb,** 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 6, DUNHAM SPRINGS RESIDENTIAL PUD, as shown on plat of record in Plat Book 6250, Page 936, amended in Book 8780, Page 475, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Walter Franklin Evans and wife, Grace G. Grissom by Warranty Deed from J.E. Poole and wife, Judy H. Poole, dated November 30, 2001, recorded December 4, 2001 in Instrument Number 20011204-0133253, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Walter Franklin Evans and wife, Grace G. Grissom, the Co-Trustees of the Evans/Grissom Martial Resident(sic) Trust by Quitclaim Deed from Walter Franklin Evans, and wife, Grace G. Grissom, dated June 28, 2005, recorded August 5, 2005 in Instrument No. 20050805-0092401 and Warranty Deed from J.E. Poole and wife, Judy H. Poole to Walter Franklin Evans and wife, Grace G. Grissom as recorded on the 4th day of December, 2001 in Instrument No. 20011204-0133253.

Note: The Evans/Grissom Martial Resident Trust is correctly known as The Evans/Grissom Martial Residence Trust.

Grace G. Grissom died on May 26, 2013. Her interest in the real property transfers to Martin Methodist College, as the sole residuary beneficiary of the Estate of Grace G. Grissom pursuant to the Last Will and Testament of Grace G. Grissom, filed in the Seventh Circuit Court for Davidson County, Probate Division, Case No. 13P-965.

Walter Franklin Evans (Sr.) died on April 26, 2016. His interest in the real property transfers to Mariwyn Evans, William Alexander Evans, Walter Franklin Evans, Jr., Janet Evans Butler and Karen Evans Mundy as Beneficiaries under the Last Will and Testament of Walter Franklin Evans (Sr.), pursuant to the Last Will and Testament of Walter Franklin Evans, filed in the Seventh Circuit Court for Davidson County, Probate Division, Case No. 16P-960.

Walter Franklin Evans Jr. executed this instrument on behalf of Mariwyn Evans, pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 20160728-0077775; on behalf of William Alexander Evans, pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 20160728-0077774; on behalf of Janet Evans Butler, pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 20160728-0077776; and on behalf of Karen Evans Mundy, pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 20160728-0077777, in the Register's Office for Davidson County, Tennessee.

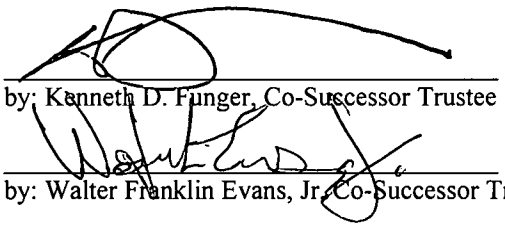
This is improved property located at: 111 Dunham Springs Lane, Nashville, TN 37205

This conveyance is made subject to (1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record.

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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 27th day of July, 2016.

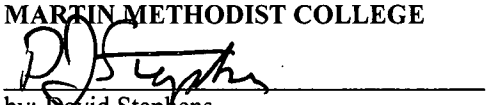
THE EVANS/GRISSOM MARITAL RESIDENCE TRUST



by: Kenneth D. Funger, Co-Successor Trustee

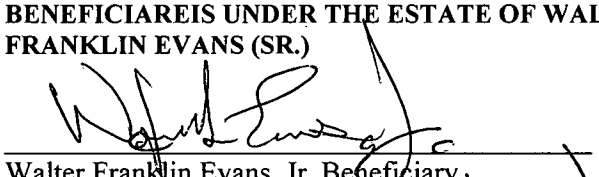
by: Walter Franklin Evans, Jr., Co-Successor Trustee

MARTIN METHODIST COLLEGE

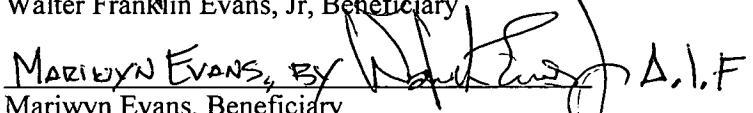


by: David Stephens
Its: Vice President for Finance and Treasurer

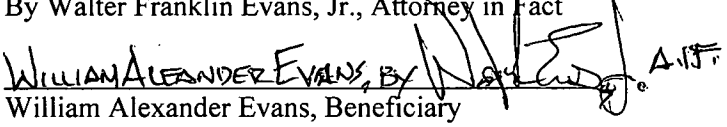
BENEFICIAREIS UNDER THE ESTATE OF WALTER FRANKLIN EVANS (SR.)



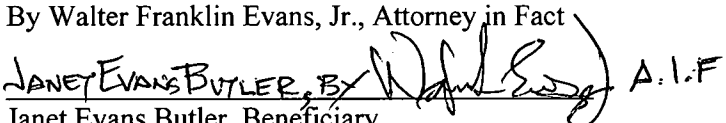
Walter Franklin Evans, Jr, Beneficiary



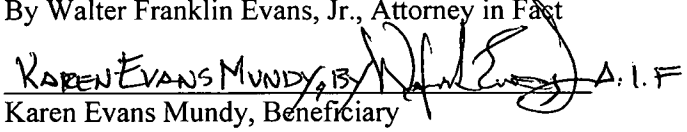
Mariwyn Evans, Beneficiary
By Walter Franklin Evans, Jr., Attorney in Fact



William Alexander Evans, Beneficiary
By Walter Franklin Evans, Jr., Attorney in Fact



Janet Evans Butler, Beneficiary
By Walter Franklin Evans, Jr., Attorney in Fact



Karen Evans Mundy, Beneficiary
By Walter Franklin Evans, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth D. Funger and Walter Franklin Evans, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Co-Successor Trustees of the Evans/Grissom Marital Residence Trust, the within named bargainor, a trust, and that they as such Co-Successor Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Trust, in their capacities as Co-Successor Trustees.

WITNESS my hand and seal at office this 27th day of July, 2016.

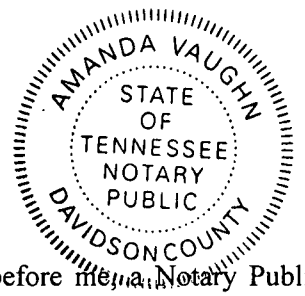


Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Walter Franklin Evans, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of July, 2016.

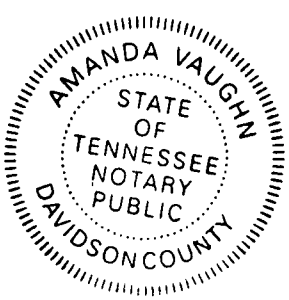


Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Walter Franklin Evans, Jr., with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Mariwyn Evans, William Alexander Evans, Janet Evans Butler and Karen Evans Mundy, as Attorney-in-Fact, as the free Act and Deed of the said Mariwyn Evans, William Alexander Evans, Janet Evans Butler and Karen Evans Mundy.

WITNESS my hand and seal at office this 27th day of July, 2016.



Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Stephens, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President for Finance and Treasurer of Martin Methodist College, the within named bargainor, a nonprofit corporation, and that he as such Vice President for Finance and Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of Martin Methodist College, by the said David Stephens as Vice President for Finance and Treasurer.

WITNESS my hand and seal at office this 27th day of July, 2016.

Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

