WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160072986 DEEDWARR
Recvd: 08/22/16 11:03 2 pgs
Fees:13.00 Taxes:647.50
20160822-0087466

MELISSA D. ROGERS 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 $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
B & N Construction, LLC, a Tennessee limited liability company	B & N Construction, LLC, a Tennessee limited liability company	72-8-184
(NAME)	(NAME)	
186 Twin Bay Drive	186 Twin Bay Drive	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161519A

For and 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, Donald J. Evans, Administrator of the Estate of Sharon Marie Evans, deceased , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto B & N Construction, LLC, a Tennessee limited liability company, 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. 238 on the Map of Dalewood, Section IV, as of record in Book 1835, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 238 fronts 61 feet on the east side of Fernwood Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to Sharon M. Evans, unmarried by deed from Hilary Howse Lingner, Jr. and wife, Betty Jones Lingner, dated June 26, 1997, of record in Book 10509, page 694, Register's Office for Davidson County, Tennessee. The said Sharon M. Evans having since died intestate on May 15, 2016. By Order filed June 22, 2016 in Docket No. 16P-961, Davidson County Probate Court Clerk's Office, Donald J. Evans was appointed Administrator of the Estate of Sharon Marie Evans and the property was brought into the probate estate and is to be sold with the proceeds being administered as part of the probate estate subject to a court approved contract of sale.

Unimproved ☐

This is improved ☒ property, known as 2315 Fernwood Drive, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of August, 2016

Donald J. Evans, Administrator of the Estate of Sharon Marie Evans, deceased

BY:
Donald J. Evans, Administrator

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Donald J. Evans, Administrator of the Estate of Sharon Marie Evans, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th of August, 2016.

Notary Public
My Commission Expires:

