WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/14/16 10:54 2 pgs
Fees:13.00 Taxes:610.50
20161214-0131031

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$165,000.00.**

Affiant

Subscribed and sworn to before me this 12 day of December, 2016.

Notary Public
My Commission expires: 5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Teresa Evans	BancorpSouth Bank	135-10-0-C-141.00
3412 Hope Cove	P.O. Box 3356	
Nashville, TN	Tupelo, MS 38803-3356	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert Ibe**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Teresa Evans, unmarried and Bria Evans, unmarried, as joint tenants with the right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 121 on the Plan of Ransom Park, Section Five, as recorded in Instrument Number 20041118-0138647, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Ibe, an unmarried man, from Frederick P. Hart and wife, Janet Hart, by deed on June 15, 2012, of record in Instrument Number 20120620-0054054, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 20041118-0138647, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20000725-0073496 and Instrument Number 20011010-0110579, page n/a, Register's Office for Davidson County, Tennessee.
- By-Laws in Instrument Number 20011010-0110579, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3412 Hope Cove, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this December 12, 2016.

Robert Ibe

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Ibe** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 12, 2016

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.