NEW OWNER:
WILLIAM H. BEVANS
275 CUMBERLAND CIRCLE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
PEOPLES HOME EQUITY, INC.
5205 MARYLAND WAY, STE. 100
BRENTWOOD, TN 37027

Map 096
Group 5
Parcel 058.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-1995

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170003586 DEEDWARR
Recvd: 01/13/17 09:20 3 pgs
Fees:18.00 Taxes:995.30
20170113-0004079

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixty-Nine Thousand and 00/100 Dollars ($269,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES ARTHUR DEAN and DEBORAH LEAH DEAN, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM H. BEVANS and CYNTHIA K. BEVANS, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **3rd** Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 3rd Civil District of DAVIDSON County, Tennessee, and being the southerly 95 feet front on the northerly 110 feet front of Lot No. 48 on the Map of Bluefields, Section No. 1, as of record in Book 843, Page 16, Register's Office for Davidson County, Tennessee, described as follows: Said part of said Lot No. 48 fronts 95 feet on the westerly side of Cumberland Circle and runs back 470 feet on the northerly line and 469 feet on the southerly line to the easterly line of Lot No. 60 and measures 45 feet thereon.

Being part of the same property conveyed to CHARLES ARTHUR DEAN and wife, DEBORAH LEAH DEAN by Executor's Deed from Charles Arthur Dean and Betty Ruth Dean, individually and as Co-Executor's of the Estate of Karleen B. Dean a/k/a Mildred Karleen Dean, for the express purpose of creating a fee simple in the Grantee, dated December 26, 2013, and of record in Instrument No. 20131226-0130015, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **275 CUMBERLAND CIRCLE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 843, Page 16, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 11th day of January, 2017.

Charles Arthur Dean
CHARLES ARTHUR DEAN

Deborah Leah Dean
DEBORAH LEAH DEAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHARLES ARTHUR DEAN and DEBORAH LEAH DEAN**, 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 and official seal at office this 11th day of January, 2017.



NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$269,000.00**.

William H. Bevins

AFFIANT

Sworn to and subscribed to before me this 11th day of January, 2017.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018