BILL GARRETT, Davidson County
Trans:T20170024577 DEEDWARR
Recvd: 03/23/17 10:02 2 pgs
Fees:13.00 Taxes:647.50



20170323-0028375

ADDRESS NEW OWNERS and
SEND TAX BILLS:
JMS PROPERTY GROUP, LLC
3810 Baxter Ave
Nashville TN 37216

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
61 - 15 - 301

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, DONALD JAMES EVANS, administrator of the estate of SHARON MARIE EVANS, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfer and convey to JMS PROPERTY GROUP, LLC, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 34 on the Plan of the subdivision of the Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee. Said part of Lot no. 34 fronts 50 feet on the easterly side of Baxter Street and extends back between parallel lines 225 feet to the westerly line of Lot no. 3 on said plan.
>
> Being the same property conveyed to Sharon Marie Evans by Personal Representative's Quitclaim Deed from the estate of Jane May Evans, recorded on December 23, 2010 in Instrument No. 20101223-0102255. Sharon Marie Evans having died on May 15, 2016.
>
> Donald James Evans was appointed as administrator of the estate of Sharon Marie Evans in Docket No. 16P - 961 Probate Court for Davidson County, Tennessee, and further authorized to sell property and convey title for the estate.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 3810 Baxter Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 1 day of March, 2017.

Donald James Evans Administrator

DONALD JAMES EVANS,
Administrator of the estate of
SHARON MARIE EVANS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, DONALD JAMES EVANS, Administrator of the estate of SHARON MARIE EVANS , the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained, in the capacity therein stated.

Witness my hand at office this 1 day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $175,000.00.

Donald James Evans Administrator

AFFIANT

Subscribed to and sworn before me, this the 1 day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
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