BILL GARRETT, Davidson County
Trans:T20170025780 DEEDWARR
Recvd: 03/27/17 15:16 3 pgs
Fees:18.00 Taxes:573.50
20170327-0029824

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 170210649**<br><br>Prepared by:<br>Record and Return to:<br>Chapman & Rosenthal Title, Inc.<br>1620 Westgate Circle, Suite 150<br>Brentwood, TN 37027 | STATE OF TENN<br>COUNTY OF DA<br><br>The actual consideration or value, whichever is greater, for this transfer is: $155,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 23rd day of March, 2017.<br><br>Notary Public<br>My Commission Expires: _____ |

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Fred Joseph Evans, Jr<br>564 Bellevue Road North<br>Nashville TN 37221 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>142-10-0-024.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fred Joseph Evans, Jr., unmarried, and Michael Gerard Evans, unmarried, and Joseph Anthony Evans, unmarried and David Thomas Evans, married and Christopher Dennis Evans, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fred Joseph Evans, Jr, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Westward Winds of record in Plat Book 3700, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fred J. Evans and wife, Nina A. Evans by Warranty deed from Amiram M. Drimmer and wife, Dalit Drimmer of record in Book 7589, page 36, Register's Office for Davidson County, Tennessee, dated June 29, 1988 and recorded on July 01, 1988.

The said Nina A. Evans died May 13, 2002, leaving Fred J. Evans as surviving tenant by the entirety. The said Fred J. Evans died 02/29/2016 and by his will probated in case number 16P789 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), he devised this property to Fred Joseph Evans, Jr., David Thomas Evans, Michael Gerard Evans, Christopher Dennis Evans, and Joseph Anthony Evans.

Grantors warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Being also known as 564 Bellevue Road North Nashville, Tennessee 37221.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 3700, Page 32, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3944, Page 377, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 564 Bellevue Road North Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of March, 2017.

Fred Joseph Evans, Jr.

David Thomas Evans by Roderick F. Connor, Jr as Attorney in Fact

Michael Gerard Evansby Joseph Anthony Evans as Attorney in Fact

Christopher Dennis Evans

Joseph Anthony Evans

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Fred Joseph Evans, Jr., Christopher Dennis Evans and Joseph Anthony Evans, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2017.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Anthony Evans, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Michael Gerard Evans, of the maker or a constituent of the maker and is authorized by the maker

or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of March, 2017.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roderick F. Connor, Jr, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for David Thomas Evans, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of March, 2017.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018