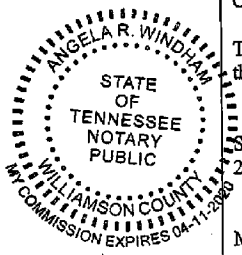
WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $221,900.00

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2017.

Notary Public

My commission expires: 4-11-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joshua Randolph	Peoples Home Equity	Map 095-11-0 Parcel 043.00
294 McGavock Pike	170 N. Seven Oaks Dr.	
Nashville, Tennessee 37214	Knoxville TN 37923	

Davidson County DEEDWARR
Recvd: 05/02/17 13:48 2 pgs
Fees:13.00 Taxes:821.03
20170502-0043128

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lori Evert, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Randolph and Jessica Randolph, husband and wife

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:

Being part of Lot No. 3 on the Map of the Subdivision of the Merritt Farm, as of record in Book 547, Page 68, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, August 11, 1951, as follows: Beginning in the center of Merritt Lane at the southeast corner of the property conveyed to Robert G. Northen and wife, by deed from Ida C. Merritt of record in Book 1876, Page 415, said Register's Office; thence with Northern's southerly line north 89 deg. 25 minutes West 351 feet to the westerly line of said Lot No. 3; thence with said westerly line of Lot 3 south 5 deg. 43 minutes west 249 feet to the northerly line of the T.V.A. right-of-way; thence with said line south 82 deg. 23 minutes east 361 feet to the center of Merritt Lane; thence with the center of said Lane North 8 deg. 35 minutes east 93.7 feet; thence North 2 deg. 8 minutes east 100 feet; thence north 3 deg. 28 minutes West 100 feet to the beginning, containing 2.2 acres, more or less.

INCLUDED IN THE ABOVE, BUT EXCLUDED THEREFROM IS THE FOLLOWING:

Property conveyed to Davidson County, Tennessee in the Right of Way Deed of record in Book 2704, Page 391, said Register's Office.

Property conveyed in the Deeds of record in Book 2859, Page 561, Book 2884, Page 455, Book 2884, Page 457, Book 3030, Page 529, corrected in Book 3098, Page 238, said Register's Office.

Property sold at a tax sale by Final Decree Confirming Sale of record in Book 8300, Page 654, said Register's Office.

Property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8878, Page 767, said Register's Office.

Being the same property conveyed to Lori Evert, an unmarried person, by Deed dated May 15, 2007 from William Walker, a married person, Suzanne P. Walker, a married person, of record in Instrument No. 20070517-0059321, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 547, Page 68, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Temporary Easement as set out in the Deed to the Metropolitan Government of record in Book 8878, Page 767, said Register's Office. (3) Subject to the flow of a creek or stream across said property. (4) Subject to possible rights of ingress and egress to the property that was sold at the tax sale being Map & Parcel 095-11-0-197-00, of record in Book 8300, Page 654, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **294 McGavock Pike, Nashville, Tennessee 37214**

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 that we 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **28th** day of **April, 2017.**

Lori Evert

Lori Evert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lori Evert,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **April, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic versic 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON