BILL GARRETT, Davidson County
Trans: T20170041342 DEEDWARR
Recvd: 05/15/17 16:00 3 pgs
Fees: 18.00 Taxes: 536.50
20170515-0048228

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of May, 2017.

EDIE SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public: Edie Sutherland
My Commission Expires: 10/24/17

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, P.P. Box 2852, Hendersonville, TN 37077

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Evelyn Properties, LLC 92 Evelyn Drive Nashville, TN 37211	New Owner	119 02 0 112.00

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, I/we, **Theresa Shepherd, now married and known as Theresa Conrad, and husband, Stephen Conrad**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Evelyn Properties, LLC**, a Tennessee limited liability company, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 12 on the Map of Glenrose Subdivision, as of record in Book 1424, Page 142, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 fronts 98 feet on the northerly side of Evelyn Avenue and runs back between lines, 152.5 feet on the west line, and 162 feet on the east line, to a dead line in the rear, measuring 109.5 thereon.

Being the same property conveyed to James L. English and wife Margaret Lee English by Deed from Elsie A. English, Debra English Mabry, Robert English, William English, Sandra Gail English Singleton, heirs of Homer English, dated December 30, 1974, recorded January 28, 1975 in Book 4884, page 595, Register's Office for Davidson County, Tennessee. Margaret Lee English having since died.

James L. English having since remarried to Myrtle Elise English. Said parties having divorced and pursuant to Final Decree of Divorce, Davidson County Circuit Court, Docket No. 99D-2806, all interest in this property was divested from Myrtle Elise English and vested in James L. English. See Quitclaim Deed from Myrtle Elise English to James Lee English of record in Instrument No. 20010112-0003824, Register's Office for Davidson County, Tennessee.

James Lee English having since died May 11, 2010. Said property having been conveyed to Theresa Shepherd by virtue of Last Will of James Lee English, Davidson County Probate Case No. 10P-887, of record in Instrument Number 20112015-0013032, Register' Office for Davidson County Tennessee.

Stephen Conrad joins in the conveyance for the express purpose of relinquishing all his right, title, and interest to said property, marital or otherwise.

This conveyance is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2017.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 1424, Page 142, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 90 Evelyn Drive, Nashville, TN 37211

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. Grantors covenant with said 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 for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 10th day of May, 2017.

Theresa Conrad

Theresa Conrad

Stephen Conrad

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Theresa Conrad and Stephen Conrad, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of May, 2017.

Commission Expires:

My Commission Expires
July 02, 2018

Notary Public

DIANE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY