WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-38193

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NANCY L. SCHNEIDER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200 Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dac Homebuilders , LLC	Dac Homebuilders , LLC	07214032600
(NAME)	(NAME)	
807 High Grove Cir	807 High Grove Cir	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170053462 DEEDWARR
Recvd: 06/22/17 09:53 2 pgs
Fees:13.00 Taxes:666.00
20170622-0062835

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jo H. Evans, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Dac Homebuilders , LLC**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, TN, being Lot No. 13 of Block "B" on the Map of H. A. Christensen's Subdivision of Bell Forrest Number 2 as of record in Book 843, Page 94, Registers' Office for said County. Said Lot No. 13 fronts 50 feet on the Southerly margin of Chesterfield Avenue and runs back between parallel lines 150 feet to a dead line on which it measures 50 feet thereon.

Being the same property conveyed to Charles E. Evans and wife, Jo H. Evans by Warranty Deed dated 11/24/1978 from Howard Wilkinson and wife, Ruby R. Wilkinson of record in Book 5367, Page 847, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jo H. Evans by Quit Claim Deed dated 10/16/2014 from Charles E. Evans of record in Instrument 201410220097398, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

All matters as set forth per Book 843, Page 94, said Register's Office
County of Davidson taxes for the year 2017 and subsequent years, a lien not yet ascertainable, due or payable. 2017 taxes were prorated between Grantor and Grantee.

unimproved ☐

This is improved ☑ property, known as 1412 Chester Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest

thereto belonging to the said GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 hand this 19th day of June, 2017.

Jo H. Evans

Jo H. Evans

State of Tennessee
County of Davidson

Personally appeared before me Jo H. Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of June, 2017.

Jacqueline G Brown

Notary Public Jacqueline G Brown
My Commission Expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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