Davidson County DEEDWARR
Recvd: 08/24/17 10:21 3 pgs
Fees:18.00 Taxes:869.50
20170824-0087011

Warranty Deed

STATE OF Oregon
COUNTY OF Multnomah

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2017, by D'Andrea D Evans & Hope Lenelle Evans

Notary Public State of OR

My commission expires: 11-27-20

OFFICIAL STAMP
DOROTHY E SHERRILL
NOTARY PUBLIC-OREGON
COMMISSION NO. 956885
MY COMMISSION EXPIRES NOVEMBER 27, 2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William Garner	Ameris Bank	
1118 Pennock Ave.	1800 Parkway Place	082-03-0-281.00
Nashville, TN 37206	Marietta GA 30067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **D'ANDREA D. EVANS AND HOPE LENELLE EVANS, MARRIED TO EACH OTHER.** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM GARNER, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Crutcher Brothers Subdivision of a part of the Lucy H. Lindsley Property of record in Plat Book 161, Page 158, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 50 feet on the Westerly side of Pennock Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to D'Andrea D. Sikes, an unmarried woman by Warranty deed from Cornerstone Investments, Inc of record in Instrument No. 20100401-0024553 Register's Office for Davidson County, Tennessee, dated March 30, 2010 and recorded on April 01, 2010.

Being the same property conveyed to D'Andrea D. Sikes, unmarried and Hope Lenelle Evans, unmarried, as joint tenants with rights of survivorship by Quitclaim deed from D'Andrea D. Sikes, unmarried of record in Instrument No. 20100401-0024555 Register's Office for Davidson County, Tennessee, dated March 30, 2010 and recorded on April 1, 2010.

Being the same property conveyed to D'Andrea D. Evans, a married woman by Quitclaim deed from D'Andrea D. Sikes N/K/A D'Andrea D. Evans, a married woman of record in Instrument No. 20151020-0106492 Register's Office for Davidson County, Tennessee, dated September 11, 2015 and recorded on October 20, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1118 Pennock Ave., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of August, 2017.

D'Andrea D. Evans

Hope LeNelle Evans

STATE OF Oregon
COUNTY OF Multnomah

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named D'Andrea D. Evans and Hope LeNelle Evans, ~~with whom I am personally acquainted (~~or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of August, 2017.

Notary Public State of OR
Dorothy E Sherrill

My Commission Expires:
11-27-20

OFFICIAL STAMP
DOROTHY E SHERRILL
NOTARY PUBLIC-OREGON
COMMISSION NO. 956885
MY COMMISSION EXPIRES NOVEMBER 27, 2020

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 Sumner

Personally appeared before me, Kemberly Powell, a notary public for this county and state, KRISTEN TRAINI 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: 3-30-21

Notary's Seal (if on paper)

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY