Bill Garrett Davidson County
Batch# 9233 DEEDWARR
10/06/2017 10:18:52 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20171006-0102809

WARRANTY DEED

STATE OF TENNESSEE
OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SUE ROBINSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title and Escrow, LLC
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas K. Evans and wife Emily B. Evans	Thomas K. Evans and Emily B, Evans (NAME)	
127 Stonehollow Way (ADDRESS)	127 Stonehollow Way (ADDRESS)	025-00-0-018.00
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Catherine C. Trivett unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas K. Evans and wife Emily B. Evans, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON , STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
TRACT 1: A PORTION OF A TRACT OF LAND LOCATED IN THE TENTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF TRACT 2 AS CONVEYED TO BERRY S. MITCHELL AND DEBORAH K. MITCHELL AS EVIDENCED IN DEED BOOK 4537, PAGE 348, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT (OLD) AT THE SOUTHWEST END OF THE WESTERLY TERMINUS OF TABOR DRIVE, A 50-FOOT RIGHT OF WAY; SAID MONUMENT BEING THE NORTHWEST PROPERTY CORNER OF LOT 37 AS SHOWN ON THE FINAL PLAT OF "SECTION TWO, SOLITUDE ACRES" AS RECORDED IN BOOK 4300, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID MONUMENT ALSO BEING THE NORTHEAST PROPERTY CORNER OF HASSELL T. FARMER AND WIFE, HENRIETTA L. FARMER OF RECORD IN DEED BOOK 6877, PAGE 416, SAID REGISTER'S OFFICE AND PROCEEDING WITH THE NORTH PROPERTY LINE OF SAID FARMER PROPERTY, NORTH 86 DEGREES 27' 30" WEST 472.71 FEET TO AN IRON PIN (NEW); THENCE, WITH A LINE SEVERING THE PORTION OF SAID MITCHELL PROPERTY, NORTH 03 DEGREES 32' 30" EAST, 1698.95 FEET TO AN IRON PIN (NEW) IN THE SOUTH PROPERTY LINE OF TRUMAN F. SHANE AND WIFE, JEWELL SHANE (DEED TRACT NO. 1) AS OF RECORD IN DEED BOOK 2438, PAGE 452, SAID REGISTER'S OFFICE; THENCE, WITH THE SOUTH PROPERLY LINE OF SAID SHANE PROPERTY SOUTH 88 DEGREES 37' 29" EAST, 458.59 FEET TO AN IRON PIN (NEW) IN THE WEST PROPERTY LINE OF CHARLES R. BROWN AND WIFE, IRENE B. BROWN AS RECORDED IN DEED BOOK 4762, PAGE 304, SAID REGISTER'S OFFICE; THENCE, WITH THE WEST PROPERTY LINE OF SAID BROWN PROPERTY, SOUTH 00 DEGREES 43' 35" WEST, 238.95 FEET TO AN IRON PIN (OLD); SAID PIN BEING THE NORTHWEST PROPERTY CORNER OF BARBARA CRANE DETRING AS RECORDED IN DEED BOOK 8398, PAGE 568, SAID REGISTER'S OFFICE; THENCE, WITH THE WEST PROPERTY LINE OF SAID DETRING PROPERTY AND THE DOYLE R. HASTY AND WIFE, RUBY W. HASTY PROPERTY AS RECORDED IN DEED BOOK 2154, PAGE 187, SAID REGISTER'S OFFICE; SOUTH 03 DEGREES 40' 00" WEST, 808.04 FEET TO A CONCRETE MONUMENT (OLD); SAID MONUMENT BEING THE NORTHWEST PROPERTY CORNER OF LOT 41 OF SAID "SECTION TWO, SOLITUDE ACRES"; THENCE, WITH THE WEST PROPERTY LINE OF LOTS 38 THROUGH 41 OF SAID SECTION TWO, SOLITUDE ACRES, SOUTH 03 DEGREES 09' 30" WEST, PASSING A CONCRETE MONUMENT (OLD) AT 619.38 FEET; SAID MONUMENT BEING THE NORTHWEST END OF THE WESTERLY TERMINUS OF TABOR DRIVE FOR A TOTAL DISTANCE OF 669.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 800,886 SQUARE FEET OR 18.386 ACRES, MORE OR LESS.

EASEMENT: INCLUDED IN THE AFOREMENTIONED DESCRIPTION IS AN INGRESS/EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF TRACT 2 (SOLD TO JACK WILLIAMS, ROBBIE WILLIAMS AND DEBORAH WILLIAMS) BEING 50.22 FEET IN WIDTH, RUNNING PARALLEL TO AND WITH THE SOUTH BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, SAID EASEMENT BEING DESCRIBED AS

WARRANTY DEED
(Continued)

FOLLOWS, TO-WIT:

A PORTION OF A TRACT OF LAND IN THE TENTH COUNCILMAN DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF TRACT 2 AS CONVEYED TO BERRY S.MITCHELL AND DEBORAH K. MITCHELL AS EVIDENCED IN DEED BOOK 4537, PAGE 348, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT (OLD) AT THE SOUTHWEST END OF THE WESTERLY TERMINUS OF TABOR DRIVE, A 50-FOOT RIGHT OF WAY; SAID MONUMENT BEING THE NORTHWEST PROPERTY CORNER OF LOT 37 AS SHOWN ON THE FINAL PLAT OF 'SECTION TWO, SOLITUDE ACRES' AS RECORDED IN BOOK 4300, PAGE 138, SAID REGISTER'S OFFICE; SAID MONUMENT ALSO BEING THE NORTHEAST PROPERTY CORNER OF HASSELL T. FARMER AND WIFE, HENRIETTA L. FARMER OF RECORD IN DEED BOOK 6877, PAGE 416, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERLY PROPERTY LINE OF SAID FARMER PROPERTY, N 86 DEG. 27' 30" W 472.71 FEET TO AN IRON PIN (NEW); THENCE, WITH A LINE SEVERING THE MITCHELL PROPERTY, N 03 DEG. 32' 30" E 50.22 FEET TO A POINT; THENCE, S 86 DEG. 27' 30` E 472,37 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST END OF THE WESTERLY TERMINUS OF TABOR DRIVE; THENCE, WITH THE WESTERLY TERMINUS OF TABOR DRIVE, S 03 DEG. 09' 30" W 50.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 23,731 SQUARE FEET OR 0.5448 ACRES, MORE OR LESS.

BEING THE SAME PRORERTY CONVEYED TO DONALD A. TRIVETT AND WIFE, CATHERINE C. TRIVETT BY WARRANTY DEED FROM BERRY S. MITCHELL AND DEBORAH K. MITCHELL A/K/A DEBORAH MITCHELL CHURCH OF RECORD IN BOOK 10286, PAGE 247, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID DONALD A. TRIVETT AKA DONALD ALAN TRIVETT SINCE DIED DECEMBER 25,2005 LEAVING SAID PROPERTY VESTED TO CATHERINE C. TRIVETT, AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (x)
This is improved ( ) property, known as 343 Dry Creek Road, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 September, 2017.

Catherine C. Trivett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherine C. Trivett, unmarried the herein bargainor(s), 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, this the 28th day of September, 2017.

Notary Public

My Commission Expires:

SUE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2021

RETURN TO:
Birthright Title and Escrow, LLC
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072