Box 14

G-30080-4

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2856338

Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value for this transfer, whichever is greater, is $ 495,000.00

Affiant

Subscribed and sworn to me, this the 10th day of November, 2017.

Notary Public

My commission expires:

SHERRI D. HOLLARS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires Sept. 22, 2019

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
4339 Belmont Park Terrace NASHVILLE, TN 37215	David Tyler Ammarell	F & M Bank 50 Franklin Street Clarksville, TN 37040	131-07-0[illegible]-CO

THIS INDENTURE is made effective the 9th day of September, 2017, by **Joshua S. Evans and wife Kacie B. Evans,** First Parties, for the purpose of conveying the premises described herein to David Tyler Ammarell, an unmarried man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A certain condominium located in Davidson County, Tennessee, being Unit No. 7-B of Square Acres, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed and By-Laws establishing Square Acres of record in Book 6494, Page 41, as amended by First Amendment to Master Deed in Instrument Number 20160427-0041095 and By-Laws as amended and restated in Instrument Number 20141216-0114908, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

Being the same property conveyed to Joshua S. Evans and Kacie B. Evans, Husband and Wife by Warranty deed from Frank Gulley, Jr. and wife, Anne H. Gilley of record in Instrument No. 20170417-0037254 Register's Office for Davidson County, Tennessee, dated April 11, 2017 and recorded on April 17, 2017.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens contained in the Master Deed establishing a Horizontal Property Regime of Square Acres of record in Book 6494, Page 41, as amended by First Amendment to Master Deed in Instrument Number 20160427-0041095 and By-Laws as amended and restated in Instrument Number 20141216-0114908; Boundary Plan of record in Plat Book 5800, Page 122; Joint Access Easement of record in Book 5907, Page 820 and re-recorded in Book 5964, Page 176; Deed of Conveyance for Sanitary Sewers of record in Book 6422, Page 90, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

[CONTINUED ON FOLLOWING PAGE]

Bill Garrett Davidson County
Batch# 25739 **DEEDWARR**
11/15/2017 10:05:28 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20171115-0117294

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2017, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Joshua S. Evans

Joshua S. Evans

Kacie B. Evans

Kacie B. Evans

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Joshua S. Evans**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 9 day of September, 2017.

NOTARY PUBLIC

My Commission Expires: March 8, 2021

GABRIEL PLEDGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Kacie B. Evans**, 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 SEAL AT OFFICE, in Davidson County, this the 9 day of September, 2017.

NOTARY PUBLIC

My Commission Expires: March 8, 2021

GABRIEL PLEDGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.