Bill Garrett Davidson County
Batch# 29045 DEEDWARR
11/22/2017 10:35:13 AM 2 pgs
Fees: $13.00 Taxes: $1,933.25
20171122-0119957

WARRANTY DEED

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph R. Nacarato	NEW OWNER	129 01 0 060.00
(NAME)	(NAME)	
5213 Colfax Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Thadeus Jonathan Evans and Lucretia Laura Evans, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph R. Nacarato and Beth S. Nacarato, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of a Resubdivision of Lot No. 1000 on the Plan of West Meade Farms, Inc., Section XV, of record in Plat Book 2663, Page 55, as amended in Plat Book 8250, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thadeus J. Evans, unmarried by Warranty Deed from Robin Pollack Elinger, Annette Judith Pollack and Mark Pollack, filed for record 05/06/2013 in Instrument No. 20130506-0045229, Register's Office for Davidson County Tennessee. The said Thadeus J. Evans is also knows as Thadeus Jonathan Evans. The said Thadeus J. Evans is now married to Lucretia Laura Evans.

The said Lucretia Laura Evans, spouse of the said Thadeus J. Evans, joins in this conveyance for the purpose of conveying any and all right, title or interest that she may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 409 Wayside Ct., Nashville, TN 37205
(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 our hands this 21st day of November, 2017.

Thadeus J. Evans

By Lucretia Laura Evans - attorney in fact
Thadeus J. Evans
By: Lucretia Laura Evans

Lucretia Laura Evans
Lucretia Laura Evans

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lucretia Laura Evans with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Thadeus J. Evans and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.
In Witness Whereof, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 21st day of November, 2017.

Robert L. Scruggs
Notary Public
My Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021