Bill Garrett Davidson County
Batch# 30852 DEEDWARR
11/29/2017 10:06:23 AM 2 pgs
Fees: $13.00 Taxes: $499.50
20171129-0121583

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Thomas Stueck
310 Peachtree Drive
Nashville, TN 37210

SEND TAX BILL TO:
OWNER

MAP/PARCEL 119-02-0-112.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Evelyn Properties, LLC, a Tennessee Liability Company, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Thomas Stueck, 1/3 undivided interest, Eric Taylor, 1/3 undivided interest, and Craig Eslick, 1/3 undivided interest, hereafter called the GRANTEES,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Glenrose Subdivision of record in Plat Book 1424, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Evelyn Properties, LLC, a Tennessee limited liability company by Warranty Deed from Theresa Shepherd, now married and known as Theresa Conrad, and husband, Stephen Conrad, of record in Instrument No. 20170515-0048228, Register's Office for Davidson County, Tennessee, dated May 10, 2017 and recorded on May 15, 2017.

Being also known as 90 Evelyn Drive, Nashville, Tennessee 37210.

This is improved property known as: **90 Evelyn Drive, Nashville, Tennessee 37210**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS MY HAND on this the 27th day of November, 2017

Evelyn Properties, LLC,

BY: _____
Ross Moffitt, ~~Partner~~

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ross Moffitt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Partner, of Evelyn Properties, LLC, a Tennessee limited liability company, and that as such Ross Moffitt, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

Witness my hand and official seal at office at Mt. Juliet on this the 27th day of November, 2017.

_____
Notary Public

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

_____
AFFIANT

Subscribed and sworn to before me this the 27th day of November, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170932