Bill Garrett Davidson County
Batch# 34286 DEEDWARR
12/07/2017 08:58:57 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171207-0124729

WARRANTY DEED

MAIL RECORDED DEED TO:

STEPHEN R. CALLISTER
CALLISTER, BROBERG & BECKER
700 N. BRAND BOULEVARD, #560
GLENDALE, CA 91203

OWNER (SEND TAX BILLS TO):

JASON EVIGAN, TRUSTEE
VICTORIA LYNNE EVIGAN, TRUSTEE
19528 VENTURA BLVD., SUITE 551
TARZANA, CA 91356

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JASON EVIGAN and VICTORIA LYNNE EVIGAN, who acquired title as VICTORIA EVIGAN, husband and wife (herein, "Grantor"), whose address is 19528 Ventura Blvd., Suite 551, Tarzana, CA 91356, hereby sells, transfers and conveys to JASON EVIGAN AND VICTORIA LYNNE EVIGAN, TRUSTEES, or any successors in trust, under the EVIGAN FAMILY TRUST dated December 30, 2014 and any amendments thereto (herein, "Grantee"), whose address is 19528 Ventura Blvd., Suite 551, Tarzana, CA 91356, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1702 Fatherland Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 10 day of NOV, 2017.

PIN NO: 83-14-198.00

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Jason Evigan

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On Nov. 10. 2017 before me, Sharouna Daniali, notary Public
(insert name and title of the officer)

personally appeared Jason Evigan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

SHAROUNA DANIALI
Commission # 2068760
Notary Public - California
Los Angeles County
My Comm. Expires Jun 5, 2018

GRANTOR:

Victoria Lynne Evigan, who acquired title as Victoria Evigan

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On Nov. 10. 2017 before me, Sharouna Daniali, notary Public
(insert name and title of the officer)

personally appeared Victoria Lynne Evigan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

SHAROUNA DANIALI
Commission # 2068760
Notary Public - California
Los Angeles County
My Comm. Expires Jun 5, 2018

OATH OF CONSIDERATION

STATE OF California
COUNTY OF Los Angeles

The actual consideration or value, whichever is greater, for this transfer is $ 0.

GRANTEE

Grantee signature _____
Jason Evigan, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Grantee signature _____
Victoria Lynne Evigan, Trustee

State of CA County of LA

Subscribed and sworn to under oath before me, this 10 day of Nov, 2017.
by Jason Evigan and Victoria Lynne Evigan.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: Jun 5, 2018

SHAROUNA DANIALI
Commission # 2068760
Notary Public - California
Los Angeles County
My Comm. Expires Jun 5, 2018

EXHIBIT A

[Legal Description]

Being Lot No. 23 and the Easterly 25.0 feet of Lot No. 24, Block 'A', Priest Home Place of record in Plat Book 161, Page 102, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 23 and the Easterly part of Lot No. 24 front together 75 feet on the Southerly side of Fatherland, formerly Vansinderin Street and runs back between parallel lines 150 feet to an alley.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 102, Register's Office for Davidson County, Tennessee.

Any and all existing easements and restrictions as shown of record not stated herein.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20170922-0097354 on September 22, 2017.

PIN NO: 83-14-198.00

STREET ADDRESS:

1702 Fatherland Street, Nashville, TN 37206

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

17-47966 (prs)