Record + Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1067

Bill Garrett Davidson County
Batch# 41166 DEEDWARR
12/27/2017 10:53:09 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20171227-0131078

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$225~~,000.00

Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 20th day of December, 2017

Notary Public
My Commission Expires: 2/25/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timothy James and Anjelica Lynette James 1711 Shelby Avenue Nashville, TN 37206	Pinnacle Bank 847 Conference Drive Hendersonville, TN 37075	53-9-B-11.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jennifer Leigh Evetts aka Jennifer Leigh Payne and Michael Payne, Wife and Husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy James and Anjelica Lynette James, Husband and Wife, Joint Tenants,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Cumberland Station at Wilson Camp, Section One, as of record in Instrument No. 20011009-0109759, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jennifer Leigh Evetts by Quitclaim Deed from Paul Bryan Evetts, dated January 25, 2011, recorded April 20, 2011, of record in Instrument No. 20110420-0030361, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Jennifer Leigh Evetts by Quitclaim Deed from David Lee Evetts and wife, Ruth Ann Evetts, dated January 25, 2011, recorded February 1, 2011, of record in Instrument No. 20110201-0008860, said Register's Office, and further, being the same property conveyed to Paul Bryan Evetts and wife, Jennifer Leigh Evetts and David Lee Evetts and wife, Ruth Ann Evetts by Warranty Deed from Randall Phillips Homes, LLC, dated July 31, 2002, recorded August 14, 2002, of record in Instrument No. 20020814-0098328, said Register's Office.

Jennifer Leigh Evetts and Jennifer Leigh Payne are one and the same person. Michael Payne joins in the execution of this instrument to convey any and all martial rights he may have in said property.

This is ☒ improved or ☐ unimproved property located at: **1640 Cumberland Station Boulevard, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of December, 2017.

GRANTOR:

X _____
Jennifer Leigh Evetts

X _____
Michael Payne

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer Leigh Evetts and Michael Payne, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of December, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

_____
Notary Public
My Commission expires: 2/25/2020