Bill Garrett Davidson County
Batch# 55770 DEEDWARR
02/06/2018 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $939.80
20180206-0011794

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-30-2020
(AFFIX SEAL)

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER My Comm Exp. November 30, 2020

Y-BR-17-712

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Hackbarth	**New Owner**	
(NAME)	(NAME)	
712 Barbara Dr.		**051-03-0-087.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNIE RUTH EVANS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW HACKBARTH, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 93 on the Plan of Section Two, Pleasant Acres of record in Plat Book 2133, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Saunders Drive at the corner of Lots 93 and 94; thence with the margin of said Drive, Southerly 198.88 feet to a concrete monument at the beginning of a curve; thence around said curve Southeasterly 31.42 feet to a concrete monument in the North margin of Barbara Drive; thence with said Drive, Easterly 174.96 feet to a corner of Lots 92 and 93; thence along the line between said Lots Northerly 182 feet to the corner of Lots 93 and 94; thence Westerly along the line between said Lots 187.69 feet to the beginning.

Being the same property conveyed to Oliver W. Evans and wife, Katie Y. Evans by Warranty deed from Robert C. Clinard and wife, Evelyn P. Clinard of record in Book 3618, page 482, Register's Office for Davidson County, Tennessee, dated September 16, 1963 and recorded on September 19, 1963.

Oliver W. Evans died on June 14th, 1967.
Katie Y. Evans, reserves a life estate.

Being the same property conveyed to Annie Ruth Evans and Charles Ross Evans, a remainder interest by Warranty deed from Katie Y. Evans, a widow of record in Book 4149, page 316, Register's Office for Davidson County, Tennessee, dated June 29, 1967 and recorded on June 03, 1967.

Since Katie Y. Evans died on March 19, 1982.

Being the same property conveyed to Annie Ruth Evans by Quitclaim deed from Charles Ross Evans of record in Book 5887, page 260, Register's Office for Davidson County, Tennessee, dated May 13, 1982 and recorded on May 18, 1982.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 75, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2204, Page 47, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **712 Barbara Dr., Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 5th DAY OF FEBRUARY, 2018.

Annie Ruth Evans by Charles Ross Evans II as attorney in fact 2/2/2018

(4) Annie Ruth Evans by Charles Ross Evans, II, Attorney in fact

STATE OF ~~TENNESSEE~~ NORTH CAROLINA
COUNTY OF ~~DAVIDSON~~ ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES ROSS EVANS, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANNIE RUTH EVANS, and who acknowledged he/she/they executed the same as the free act and deed of the said ANNIE RUTH EVANS.

Witness my hand and official seal, this the ~~5th~~ 2nd of February, 2018.

Notary Public
My Commission Expires: Sept. 15, 2018
(SEAL)

JOSEPH CONIGLIO NOTARY PUBLIC ALAMANCE COUNTY, NC COMM. EXP. 09-15-18

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CRE

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

