WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Ryan Evans Amanda Kae Evans Robert Dale Evans	Quicken Loans	08602007800
(NAME)	(NAME)	
6052 Panama Dr.	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 61862 **DEEDWARR**
02/23/2018 11:26:07 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20180223-0017359

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Greg Trudeau and Anita C. Trudeau,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan Evans and Amanda Kae Evans, husband and wife, and Robert Dale Evans, a married man,** 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:

Land in Davidson County, Tennessee, being Lot Number 205, on the Plan of the Resubdivision of Lots Nos. 22 through 27 and Lots Nos. 34 through 40, Dodson Heights, of record in Plat Book 3842, Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Greg Trudeau and Anita C. Trudeau of record in Instrument No. 20070320-003354, Register's office for Davidson County, Tennessee.

This instrument is executed on behalf of Greg Trudeau and Anita C. Trudeau by Beth Hazelwood as Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 6052 Panama Dr., Hermitage, TN 37076

(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 my/our hands this 22nd day of February, 2018.

Greg Trudeau by atty in fact
Greg Trudeau
by: Beth Hazelwood, as his attorney-in- fact

Anita C Trudeau by atty in fact
Anita C. Trudeau
by: Beth Hazelwood, as her Attoney-in-Fact

State of Tennessee
County of Williamson

On this the 22nd day of February, 2018, before me personally appeared Beth Hazelwood, the person who executed the foregoing instrument on behalf of Greg Trudeau and Anita C. Trudeau and who acknowledged that she executed the same as the free act and deed of the said Greg Trudeau and Anita C. Trudeau , through Power of Attorney granted Beth Hazelwood by the said Greg Trudeau and Anita C. Trudeau.

WITNESS my hand and seal this 22nd day of February, 2018.

Hilary Mohsenzadeh

Notary Public _____
My Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

File No.: 12827