Bill Garrett Davidson County
Batch# 62430 DEEDWARR
02/26/2018 02:02:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180226-0017876

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Ross Irwin Evans, III, as Trustee, Affiant

Subscribed and sworn to before me,
this 21st day of February, 2018.

Notary Public
My Commission Expires: 5-3-2021

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Ross Irwin Evans, III and Nan Gause Evans, Co-Trustees of the Ross and Nan Evans Revocable Trust u/a dtd. February 21, 2018 110 Clarendon Avenue Nashville, TN 37205	Ross Irwin Evans, III and Nan Gause Evans, Co-Trustees of the Ross and Nan Evans Revocable Trust u/a dtd. February 21, 2018 110 Clarendon Avenue Nashville, TN 37205	11610000900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **ROSS I. EVANS, III** and wife, **NAN G. EVANS** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **ROSS IRWIN EVANS, III and NAN GAUSE EVANS, as Co-Trustees of the ROSS AND NAN EVANS REVOCABLE TRUST under agreement dated February 21, 2018** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 11 and the southeasterly part of Lot No. 12 on the Map of Deerfield, as record in Book 547, pages 191 and 192, Register's Office for said county, described as follows:

Beginning on the northeasterly margin of Clarendon Avenue at the southwesterly line of the property conveyed to Martha Hays Eve by deed from Anne Orr Callahan, et al., of record in Book 1494, page 59, Register's Office for said County; thence with Callahan's northwesterly line northeastwardly 219.7 feet, more or less, to the southeasterly line of Lot No. 4; thence with the southeasterly line of Lots Nos. 4 and 5, northwestwardly 117 feet to the northeasterly line of property conveyed to Paul E. Shwab by deed from Anne Champe Orr as of record in Book 1383, page 659, said Register's Office; thence with Shwab's southeasterly line southwestwardly 241 feet, more or less, to the northeasterly margin of Clarendon Avenue; thence with the northeasterly margin of said Avenue southeastwardly 160 feet to the point of the beginning.

Being the same property conveyed to Ross I. Evans, III and wife, Nan G. Evans, by Warranty Deed dated June 16, 1997 from Ross Evans, Jr. and wife, Patricia C. Evans, of record as Identification Reference No. 0317582 (Book 10493, page 121), Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) easements of record in Book 5786, page 934 and (2) all matters appearing on the Plan of record in Book 547, page 191, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 110 Clarendon Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

[Signatures on the following page.]

SIGNED this the 21st day of February, 2018.

ROSS I. EVANS, III

NAN G. EVANS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROSS I. EVANS, III** and **NAN G. EVANS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 21st day of February, 2018.

LISA D. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 3, 2021

Notary Public

My Commission Expires: 5-3-2021