Bill Garrett
Batch# 116374
07/13/2018 02:30:09 PM
Fees: $18.00 Taxes: $407.00
Davidson County
DEEDWARR
3 pgs
20180713-0068315

# WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$110,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF June, 2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL) 04/06/20

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 053 |
|---|---|---|
| Covenant of the Cross<br>320 Nawakwa Trail<br>Madison, Tennessee 37115 | new owner | GROUP 140<br>PARCEL 001.00 |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Charles E. Evans, Trustee Charles E. Evans Revocable Living Trust Agreement dated November 2, 2007**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Covenant of the Cross Church**

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:

Being Lot No. 7 on the Map of Nawakwa Hills of Record in Book 974, page 96, Registers Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 104 feet on the Northerly side of Nawakwa Trail and runs back between lines, 1294 feet more or less on the Easterly line and 1267 feet more or less on the Westerly line, to a dead line on which it measure 120 feet, containing 3.25 acres more or less.

Being the same property conveyed to Charles E. Evans, Trustee Charles E. Evans Revocable Living Trust Agreement dated November 2, 2007 by Will of Charles E. Evans Dated December 18, 2017 and recorded in Instrument No. 20171218-0128272, and further being the same property conveyed to Charles E. Evans by Affidavit of Heirship from the Estate of Pearl B. Evans, dated November 13, 2017 and filed in Instrument No. 20171127-0120746, and further being the same property conveyed to Sion E. Evans and wife Pearl B. Evans, by Warranty Deed from Edward Harley and wife Dimple Harley, dated September 18, 1945 in Book 1344, page 445, said Register's Office.

see affidavits of record in 20180713-0068313 and 20180713-0068314

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

JUDY ARLENE DER AND CHARLES EUGENE EVENS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH THEY MAY HAVE BY HEIRSHIP OR OTHERWISE.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **324 Nawakwa Trail, 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 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.

**Return to:**
**Rudy Title and Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**
FILE #: 17-RES-0324

July 2, 2018

WITNESS my hand and official seal at office this ~~29th day of June, 2018~~.

Kenneth H. Der

Kenneth H. Der, TRUSTEE

Judy Arlene Der

Judy Arlene Der

Charles Eugene Evans

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth H. Der, TRUSTEE**, 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, and who further acknowledged that they are the trustee(s) of the **Charles E. Evans, Trustee Charles E. Evans Revocable Living Trust Agreement dated November 2, 2007** and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at ~~Brentwood~~ Plant City, (city), ~~Tennessee~~ Florida, (state), this 2, day of July, 2018.

Donna Haynes

Notary Public
My Commission expires: 5-20-18

DONNA M. HAYNES
Notary Public - State of Florida
Commission # FF 222767
My Comm. Expires May 20, 2019
Bonded through National Notary Assn

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, Judy Arlene Der with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~29th day of June, 2018~~ July 2, 2018.

DONNA M. HAYNES
Notary Public - State of Florida
Commission # FF 222767
My Comm. Expires May 20, 2019
Bonded through National Notary Assn

My Commission Expires

Donna Haynes

NOTARY PUBLIC

STATE OF _____
COUNTY OF _____

Personally appeared before me, Charles Eugene Evans, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2018.

NOTARY PUBLIC

My Commission Expires

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

WITNESS my hand and official seal at office this 29th day of June, 2018.

Kenneth H. Der, TRUSTEE

Judy Arlene Der

Charles Eugene Evans

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth H. Der, TRUSTEE**, 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, and who further acknowledged that they are the trustee(s) of the **Charles E. Evans, Trustee Charles E. Evans Revocable Living Trust Agreement dated November 2, 2007** and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Brentwood, (city), Tennessee, (state), this _____, day of _____, 2018.

Notary Public
My Commission expires: _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, Judy Arlene Der with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2018.

NOTARY PUBLIC

My Commission Expires

STATE OF Georgia
COUNTY OF Chatham

Personally appeared before me, Charles Eugene Evans, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~29th day of June, 2018.~~ July 3, 2018.

NOTARY PUBLIC
Chatham County, GA
My Commission Expires: 08-15-2019

My Commission Expires

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027