WARRANTY DEED

Bill Garrett Davidson County
Batch# 118610 DEEDWARR
07/19/2018 03:00:14 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20180719-0070569

DAVID DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

J-RS-18-1014-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

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)
Ryan Stahr	**New Owner**	
(NAME)	(NAME)	
514 Wesley Avenue		**083-01-0-261.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **WALLACE C. EVANS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN STAHR,** 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 part of Lot No.6 in the Division of the Estate of John Hobson, deceased in the 11th, formerly 18th Civil District of said County, as of record in Minute Book " L" page 363, Circuit Court for said County, described as follows.

Beginning on the southerly margin of Petway Avenue at a point 873 feet easterly from the easterly margin of McFerrin Avenue, being the northwest corner of 214 feet of ground Conveyed by Lewis T. Baxter and wife, to Clifford W. Russell, by deed of record in Book 617, page 643, Register' s Office for said County; thence with the westerly line of said feet of round, southerly 179 feet more or less; thence easterly parallel with Petway Avenue, 50 feet; thence easterly parallel with Petway Avenue, 50 feet: thence northerly parallel with the first line 179 feet to the southerly margin of said Avenue; thence with southerly margin of said avenue, westerly 50 feet to the point of beginning.

Being the same property conveyed to Wallace Cordell Evans and wife, Irma Floyd Evans by Warranty deed from Pearl Meade Smith (unmarried) of record in Book 4223, page 853, Register's Office for Davidson County, Tennessee, dated March 26, 1968 and recorded on April 01,1968.

Being the same property conveyed to The Wallace C. Evans Living Trust by Quitclaim deed from Wallace C. Evans of record in Instrument No. 20050316-0029145 Register's Office for Davidson County, Tennessee, dated March 16, 2005 and recorded on March 16, 2005.

Being the same property conveyed to Wallace C. Evans by Quitclaim Deed from the Wallace C. Evans Living Trust, of record in Instrument No: 20180713-0068316, Register's Office for Davidson County, Tennessee. Dated July 13, 2018.

**SAID PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE GRANTEE.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book L, Page 363, 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: **1014 Petway Ave., Nashville, Tennessee 37206**.

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 17th DAY OF JULY, 2018.

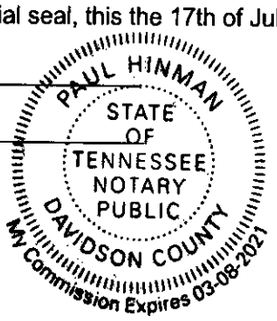
Wallace C. Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALLACE C. EVANS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of July, 2018.

Notary Public
My Commission Expires:
(SEAL)



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