Bill Garrett Davidson County
Batch# 124430 DEEDWARR
08/03/2018 10:33:55 AM 2 pgs
Fees: $13.00 Taxes: $1,187.70
20180803-0076346

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
615.414.1368 fax 615.915.4964
brian@brianpaynelaw.com

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $321,000.00.
Karen Hoovener
Affiant

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 1st **day of August, 2018.**
Tammy D. Mellons
Notary Public
My commission expires: 3/3/20

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
ERIN P. MCDANIEL 8335 SAINT DANASUS NASHVILLE, TN 37211	NEW OWNER Bank of England 5 Statehouse Plaza, #500 Little Rock, AR 72201	173090A27600CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. BARKER EVANS, UNMARRIED, AND BRIAN K. GLISSON, UNMARRIED,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ERIN P. MCDANIEL, SINGLE WOMAN,** hereinafter called the Grantee, her successors 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 NO. 203 ON THE PLAN OF LENOX VILLAGE, PHASE E, OF RECORD AS INSTRUMENT NO. 20040109-0003952 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO J. BARKER EVANS AND BRIAN K. GLISSON, BY QUITCLAIM DEED FROM JAMES B. EVANS, DATED APRIL 18, 2017 OF RECORD IN INSTRUMENT NO. 20170502-0043004, DAVIDSON COUNTY REGISTER OF DEEDS.

FURTHER BEING THE SAME PROPERTY CONVEYED TO JAMES B. EVANS BY WARRANTY DEED FROM MICHAEL J. BARON AND WIFE, KRISTIN BARON, DATED DECEMBER 29, 2009, OF RECORD IN INSTRUMENT NO. 20100105-0000759, DAVIDSON COUNTY REGISTER OF DEEDS.

J. BARKER EVANS AND JAMES B. EVANS BEING ONE AND THE SAME PERSON.

QUITCLAIM DEED OF RECORD AS INSTRUMENT NO. 20170502-0043004, DAVIDSON COUNTY REGISTER OF DEEDS, ERRONEOUSLY REFERRED TO THE GRANTORS AS BEING MARRIED.

This is improved property known as 8335 SAINT DANASUS, NASHVILLE, TN 37211

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, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 hand this 1st day of August, 2018.

J. BARKER EVANS

BRIAN K. GLISSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, J. BARKER EVANS AND BRIAN K. GLISSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in GOODLETTSVILLE, TENNESSEE, this 1st day of AUGUST, 2018.

BRIAN PAYNE, Notary Public

My Commission expires: 11/04/18

(seal)

