WARRANTY DEED

Bill Garrett Davidson County
Batch# 128345 DEEDWARR
08/13/2018 02:30:28 PM 2 pgs
Fees: $13.00 Taxes: $2,743.55

20180813-0079744

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $741,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alan Rashaan Evans	New Owner	117-12-0-N-002.00 CO
(NAME)	(NAME)	
1485 B Woodmont Blvd.	1485 B Woodmont Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **John Agee, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan Rashaan Evans, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit 2 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 1485 Woodmont Boulevard Townhomes, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20150526-0048170 and amended in Instrument No. 20151009-0103196, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to John Agee, unmarried man, by Warranty Deed from Weekley Homes, LLC, a Tennessee limited liability company, dated March 8, 2016, of record in Instrument No. 20160311-0023499, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1485 B Woodmont Blvd., Nashville, TN 37215
(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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, his 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.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Declaration of Covenants, Conditions and Restrictions, Plat and By-Laws of record in Instrument No. 20150526-0048170 and as amended in Instrument No. 20151009-0103196; Joint driveway easement and maintenance agreement of record in Instrument No. 20150526-0048172; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 7th day of August, 2018.

John Agee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John Agee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 7th day of August, 2018.

Notary Public
My Commission Expires: _____

File No.: 27970

