WARRANTY DEED

Bill Garrett Davidson County
Batch# 130982 DEEDWARR
08/20/2018 01:14:03 PM 2 pgs
Fees: $13.00 Taxes: $949.79

20180820-0082381

File No. RW0004363

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. 12.15.2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackson Valley Land Partners, LLC	New Owner	
(NAME)	(NAME)	
1815 Guest Drive	6021 Nolensville Pike	073-09-0-181.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216	Nashville, TN 37211	
(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, **Virginia Evans, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jackson Valley Land Partners, LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 391 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, Page 116, Register's Office for Davidson County, Tennessee.

Said Lot fronts 80 feet on the northeasterly side of Guest Drive and runs back 180 feet on the southeasterly line and 176.54 feet on the northwesterly line, to a dead line in the rear on which it measures 80.04 feet.

Being the same property conveyed to Virginia Evans, by Warranty Deed from Nolland F. Cottrell and wife, Beth W. Cottrell, dated September 30, 2004, recorded October 5, 2004 in Instrument No. 20041005-0119963.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

unimproved ☐
This is improved ☒ property, known as 1815 Guest Drive, Nashville, TN 37216

(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 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.

Witness my hand this 15th day of August, 2018.

Virginia Evans by [signature] as attorney in fact

Virginia Evans by Robert Drimmer,
as attorney in fact

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STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Robert Drimmer, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Virginia Evans, and who acknowledged that he executed the same as the free act and deed of the said Virginia Evans by virtue of a Power of Attorney, duly executed and appearing of record in Instrument No. 20180820-0082380, said Register's Office.

Witness my hand and official seal this 15 day of August, 2018.

[signature]
Notary Public

My commission expires:

JOSHUA L HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

STATE OF Tennessee
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and states that as of the date of execution of the Instrument herein: (1) the document to which this Affidavit is attached is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown, (2) that this execution is proper and within the scope of the Power of Attorney referenced in this Instrument, and (3) that pursuant to the terms and provisions of T.C.A §34-6-105(c) of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of this Instrument and other Instruments related to this transaction, Affiant had no knowledge or notice of the termination of the Power of Attorney, either by revocation or by the principal's death.

[signature]
Robert Drimmer, Affiant

WITNESS my hand and seal this 15th day of August, 2018.

[signature]
Notary Public

My Commission Expire: _____

JOSHUA L HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206