WARRANTY DEED

Bill Garrett Davidson County
Batch# 134201 **DEEDWARR**
08/28/2018 02:03:22 PM 2 pgs
Fees: $13.00 Taxes: $1,405.63

20180828-0085284

File No. RW0004434

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Amy Dieterle
Affiant

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2018.

RWalters
Notary Public

MY COMMISSION EXPIRES: 8.17.19
(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
Douglas W. Bevans and Marilee A. Bevans, Trustee	New Owner	082-04-0-116.00
(NAME)	(NAME)	
1022 N 6th Street	9702 Turquoise Ln	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207	Brentwood TN 37027	
(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, **Sandra L. Borah, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas W. Bevans and Marilee A. Bevans, Trustees of the Douglas W. Bevans and Marilee A. Bevans Revocable Trust, dated July 14, 2014,** 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 the North 50 feet of Lot No. 128 on the Plan of Sharpe and Crutcher's Addition of record in Plat Book 57, Page 82, in the Register's Office for Davidson County, Tennessee, Said Part of said Lot No. 128 fronts 50 feet on the Westerly side of North 6th street and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Sandra L. Borah by Warranty deed from Latoya Williams, Roger Williams, Reginald Williams, Annabelle Bass, Gloria Alderson, Lucy Jackson and Phyllis Talley, individually and as the Personal Representative of the Estate of Howard Williams of record in Instrument No. 20160503-0043608 Register's Office for Davidson County, Tennessee, dated May 02, 2016 and recorded on May 3, 2016.

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.

unimproved ☐
This is improved ☒ property, known as 1022 N 6th Street, Nashville, TN 37207

(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 27th day of August, 2018.

Sandra L. Borah

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand this 27th day of August, 2018.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206