WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 143937 DEEDWARR
09/21/2018 02:00:10 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20180921-0093861

J-RS-18-1618-H

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(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)
Duncan Family Partnership	**New Owner**	
(NAME)	(NAME)	
88 Promontory Lane		**072 15 0 178.00**
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37040		
(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, **CHARLES EVANS, III, UNMARRIED AND DOUGLAS EVANS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DUNCAN FAMILY PARTNERSHIP, GP, A TENNESSEE GENERAL PARTNERSHIP,** 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:

Being Lot No. 17, on the Plan of PORTER ROAD SUBDIVISION OF LOTS NOS. 2 TO 7 INCLUSIVE OF SHINKLE'S SUBDIVISION, as of record in Book 843, Page 38, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot no. 17 fronts 50 feet on the easterly side of Porter Avenue and runs back 143 feet 5 inches on the north line and 144 feet 3 inches on the south line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Katherine Osborne by Warranty Deed from Joe T. Swafford in Book 4254, Page 297, in the Register's Office of Davidson County, Tennessee, dated July 25, 1968 and recorded on July 25, 1968. (Value or consideration as shown in the aforementioned deed is $7,250.00)

Katherine Osborne married Charles Evans, Jr. on December 30, 1996. Charles Evans, Jr. died, intestate, on October 25, 2003 and Katherine Osborne Evans died, intestate, on December 4, 2008, leaving her two sons, Charles Evans, III and Douglas Evans as heirs and owners of the subject property.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PORTER ROAD SUBDIVISION OF LOTS NOS. 2 TO 7 INCLUSIVE OF SHINKLE'S SUBDIVISION, as recorded in Plat Book 843, Page(s) 38, in the Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1218, Page 317, in the Register's Office of Davidson County, Tennessee.
- Easement recorded in Book 4121, Page 492, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1618 Porter 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 20th DAY OF SEPTEMBER, 2018.

Charles Evans, III by John Gleaves, Attorney-In-Fact

Douglas Evans by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHARLES EVANS, III AND DOUGLAS EVANS, and who acknowledged he/she/they executed the same as the free act and deed of the said CHARLES EVANS, III AND DOUGLAS EVANS.

Witness my hand and official seal, this the 20th of September, 2018.

Notary Public
My Commission Expires: 7-5-21
(SEAL)

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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