Karen Y Johnson Davidson County
Batch# 177515 DEEDWARR
12/26/2018 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $765.90
20181226-0124935

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of December, 2018.

Notary Public

Commission Expiration: 9/25/19

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Alan Ayers 3424 Shellbark Dr Whites Creek, TN 37189	RanLife, Inc. **9272 S. 700 E.** Sandy, TU 84070	-039 00 0 200.00

WARRANTY DEED

FOR AND IN 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, WE, **Robert E. Evans and wife, Betty S. Evans**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan Ayers, an unmarried man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 3424 Shellbark Dr Whites Creek, TN 37189, County of Davidson to wit:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 5072, Cert #809, ID# 039000 20000, being known and designated as.

LOT NO. 6 ON THE PLAN OF HICKORY HOLLOW, AS OF RECORD IN BOOK 4675, PAGE 86, REGISTER MINUTESS OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH-WESTERLY MARGIN OF SHELLBARK DRIVE, SAID POINT BEING THE COMMON CORNER OF LOTS. NOS. 6 AND 5; THENCE WITH A LINE BETWEEN SAID TWO LOTS NORTH 62 DEG. 31 MINUTES 44 SECONDS WEST 300.00 FEET TO A POINT; THENCE NORTH 44 DEG. 57 MINUTES 14 SECONDS WEST 519.86 FEET TO A POINT; THENCE NORTH 28 DEG. 53 MINUTES 7 SECONDS EAST 200 FEET TO A POINT; THENCE NORTH 17 DEG. 58 MINUTES 57 SECONDS EAST 192.05 FEET TO A POINT; THENCE SOUTH 86 DEG. 51 MINUTES 14 SECONDS EAST 159.92 FEET TO A POINT; THENCE SOUTH 78 DEG. 41 MINUTES 36 SECONDS EAST 70.77 FEET TO A POINT; THENCE SOUTH 18 DEG. 10 MINUTES 57 SECONDS EAST 600.64 FEET TO A POINT; THENCE SOUTH 35 DEG. 9 MINUTES 3 SECONDS EAST 180 FEET TO A POINT IN THE NORTH-WESTERLY MARGIN OF SHELLBARK DRIVE; THENCE WITH A CURVE HAVING A RADIUS OF 50 FEET SOUTHWARDLY 53.25 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 100 FEET SOUTHWESTWARDLY 58.57 FEET TO A POINT; THENCE SOUTHWESTWARDLY 23.08 FEET TO THE POINT OF BEGINNING.

LTE File No.: 18-1663TN

Being the same property conveyed to Robert E. Evans and wife, Betty S. Evans by deed from Walter B. Williams and wife, Margie L. Williams dated 09/28/1976 filed and recorded 09/28/1976 of record in Book 5072, Page 809, said Register's Office.

Tax Map and Parcel ID is as follows 039 00 0 200.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 3424 Shellbark Dr, Whites Creek, TN 37189

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 14th day of December, 2018.

Robert E. Evans

Robert E. Evans

Betty S. Evans

Betty S. Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2018, before me personally appeared **Robert E. Evans and Betty S. Evans**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 14th day of December, 2018.

Notary Public

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Commission Expiration: 9/25/19

LTE File No.: 18-1663TN

True Copy Certification

I, **Melissa Turecki**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Beth Turner,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beth Turner

My Commission Expires:
2-25-20

SEAL

BETH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY