Karen Johnson Davidson County
Batch# 223810 DEEDWARR
04/30/2019 12:07:55 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20190430-0039867

NEW OWNER IS AND SEND
TAX BILLS TO:
Chad Lautt, Trustee
P.O. Box 23096
Nashville, TN 37202-3096

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 034-05-069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED FORTY THOUSAND AND NO/100 ($140,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **LINDA CAROL EVANS**, have this day bargained and sold and by these presents do hereby transfer and convey unto **CHAD LAUTT, TRUSTEE OF THE TIP TOP TRUST DATED OCTOBER 11, 2007**, his successors and assigns, the following described lots or parcels of land situated in Davidson County, Tennessee, within the corporate limits of the City of Goodlettsville, and described as follows:

Tract 1:

Being part of Lot No. 38 on the Map of Bransford Realty Company's Alta Loma Subdivision of record in Book 421, page 44, Register's Office of Davidson County, Tennessee, and further described as follows:

Beginning at a point in the center of Alta Loma Road said point being 395 feet west on the west line of the right of way on the L & N Railroad; thence in a southerly direction along the westerly line of the property conveyed to Horace L. Garrett and wife, by deed from George P. Howell and William H. Howell of record in Book 2600, page 567, said Register's Office 290 feet to the northeast corner of the property conveyed to Raymond Trammell and wife, by deed from Orvell Leon Smith and wife, of record in Book 2956, page 139, said Register's Office; thence with said Trammell's northerly line, westerly 73 feet to the northwest corner of the property conveyed to Trammell, said point also being the easterly boundary of the property conveyed to James C. Ferguson and wife, Pauline Ferguson by deed from Jack Boyd and wife, Marie Boyd of record in Book 2598, page 623 said Register's Office; thence in a northerly direction along the easterly line of said Ferguson property, 290 feet to the center of Alta Loma Road; thence Easterly 73 feet to the point of beginning.

Being the same property conveyed to Joe R. Evans and wife, Linda C. Evans by deed from Mary J. Semrick French of record in Book 7082, page 321, Register's Office of Davidson County, Tennessee.

Tract 2:

Beginning at an iron rod in the southerly right of way of Alta Loma Road, 468 feet northwesterly from the intersection of the centerline of the said drive and the westerly margin of the L & N Railroad right of way and being the northwest corner of the property

conveyed to Joe R. Evans and wife, Linda C. Evans, by deed from Mary Semrick of record in Book 7082, page 321, Register's Office for said County; being the western 73 foot portion of the same property conveyed to George P. Howell and William H. Howell, by deed from Jack Boyd and wife, Marie Boyd, of record in Book 2451, page 513, Register's Office for said County; thence southeasterly along the western boundary of the property conveyed to Joe R. Evans and wife, Linda C. Evans 265 feet; thence westerly 13.65 feet along the boundary of the property conveyed to Lorena Hernandez and Jose Hernandez by deed from Estate of Joe Oyles of record in DB Book 20020611-0071118, being the same property conveyed from Jack Ferguson and wife, Pauline Ferguson by deed to Raymond Trammel and wife, Twanda Trammel, of record in Book 2746, page 125, Register's Office for said County, also known as 1603 Monticello Ave; thence North 15 feet to the southeast corner boundary of the property conveyed to Phetsamay Chanthavong by deed from John Sechler and wife, Connie Sechler, of record in DB 20010803-0083100; being the same property conveyed to Lillious Lord and wife, Ruth Lord by Walter B. Coleman and wife, Darlene Russell Coleman by deed of record in Book 4391, page 900, Register's Office for said County; also being known as 1605 Monticello Ave; continuing north along the easterly boundary of the same property105 feet to the northeast corner boundary to a pin along the easterly boundary of the same property 105 feet to the northeast corner boundary to a pin marked by surveyor, Delle Land Surveying in 2009 as the southeast corner of the property known as 312 Alta Loma Road, being part of the property conveyed by deed from Jack Boyd and wife Marie Boyd to Jack Ferguson and wife, Pauline Ferguson, of record in Book 2598, page 623, Register's Offdice for sid County; thence northernly 143.82 feet to point of beginning.

Being the same property conveyed to Linda C. Evans by Order of the Chancery Court for Davidson County, Docket No. 09-2122-IV of record as Instrument No. 20110325-0023007, Register's Office of Davidson County, Tennessee.

For further reference see Quitclaim Deed from Joe Ronald Evans to Linda Carol Evans of record as Instrument No. 20120405-0029132, said Register's Office.

TO HAVE AND TO HOLD the above described lots or parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his successors and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described lots or parcels of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2019 real estate taxes which are to be pro-rated and payment assumed by GRANTEES, applicable zoning and building regulations, and all visible easements and Restrictions referred to herein above.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lots or parcels of land, unto the said GRANTEE, his successors and assigns, against all lawful claims of all persons whomsoever.

WITNESS my hand this the 30 day of April, 2019.

Linda Carol Evans
LINDA CAROL EVANS

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LINDA CAROL EVANS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Gallatin, Tennessee, on this the 30 day of April, 2019.

Vicki Grantham
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

VICKI GRANTHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-21-2020

OAT H

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$140,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Chad Truett, Trustee
AFFIANT

SUBSCRIBED and sworn to before me, this the 30 day of April, 2019.

Vicki Grantham
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

VICKI GRANTHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-21-2020