WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-4638

Karen Johnson Davidson County
Batch# 264182 DEEDWARR
07/30/2019 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20190730-0075015

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$269,999.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2019.

Notary Public

My commission expires: 3-21-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Glen Dust **Haley Dust**	Ameris Bank	**Map 136-03-0 Parcel 014.00**
3840 Lake Aire Drive	1800 Parkway Place	
Nashville, TN 37217	Marietta GA 30067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Edward Evans and spouse, Kristin Louise Caldwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Haley Dust, a single woman and Glen Dust, a married man, as joint tenants with right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Section Two, Priest Lake Park, of record in Plat Book 4175, Pages 56, 57, and 58, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Edward Evans, an unmarried man and Patricia H. Evans, a married woman, by Deed dated July 3, 2013 from M. Eloise Butler, unmarried, of record in Instrument No. 20130705-0069507, Register's Office for Davidson County, Tennessee . The said Patricia H. Evans having quitclaimed to William Edward Evans by Quitclaim Deed, dated November 20, 2014, of record in Instrument No. 20141121-0107424, said Register's Office. The said property was further quitclaimed from William Edwards Evans to William Edwards Evans and spouse, Kristin Louise Caldwell, by Quitclaim Deed, dated March 29, 2017, of record in Instrument No. 20170330-0031163, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 4175, Page 56, 57, and 58, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (____) Unimproved (____) property, known as **3840 Lake Aire Drive, Nashville, TN 37217**

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 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/our hand(s) this **26th** day of **July, 2019.**

William Edward Evans

Kristin Louise Caldwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William Edward Evans and Kristin Louise Caldwell,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **July, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 4/17/21

True Copy Certification

I, Christopher M. Corriveau, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

