WARRANTY DEED

Karen Johnson Davidson County
Batch# 264889 DEEDWARR
07/31/2019 03:28:31 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20190731-0075636

WILLIAM E GROVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Wm Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF JULY, 2019.

William E. Groves
Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William M. Evans	new owner	07501005700
(NAME)	(NAME)	
916 Oak Vale		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 considerations, the receipt of which is hereby acknowledged, we Timothy Gordon and Kristen Gordon, husband and wife,,hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto William M. Evans and Hannah E. Blythe, husband and wife, hereinafter called the GRANTEE(S), their 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 all of Lot 110 on the Plan of Section Twelve, Hermitage Hills, of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy Gordon and Kristen Gordon, husband and wife by Warranty Deed from Kyle Jarrett, a married man, dated 06/30/2016, of record in Instrument 201607060069224, Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 4820, Page 611, Amendment of record in Book 4960, Page 506, Book 4969, Page 667 together with all amendments thereto.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 916 Oak Vale, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CBL-19-911e

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 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.

Effective the 26th day of July, 2019 .

Timothy Gordon

Kristen Gordon

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Gordon and Kristen Gordon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of July, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122