WARRANTY DEED

Karen Johnson Davidson County
Batch# 324894 DEEDWARR
12/04/2019 03:06:34 PM 2 pgs
Fees: $13.00 Taxes: $1,729.75

20191204-0125227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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
Chloe Evans, a Trustee of the Chloe Evans Living Trust dated May 1, 2007	NEW OWNER	06211006000
(NAME)	(NAME)	
2605 Alvinwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I/we **Christopher S. Mahan, an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Chloe Evans, a Trustee of the Chloe Evans Living Trust dated May 1, 2007**, hereinafter called the GRANTEE(S), his/her/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 Lot No. 171A, on the plan of Resubdivision of Lot 171, SUTHERLAND HEIGHTS, Section 5, as shown on plat of record in Book 8250, Page 789, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Christopher S. Mahan by Quitclaim Deed from Tabitha J. Mahan, dated 02/07/2017 and recorded 02/14/2017, of record in Instrument No. 20170214-0015265; and also being the same property conveyed to Christopher S. Mahan and wife, Tabitha J. Mahan by Warranty Deed from Kendal Marcy and wife, Krista K. Marcy, dated 07/08/2010 and recorded 07/09/2010, of record in Instrument No. 20100709-0053904, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated as of date of closing and assumed by the Grantee herein; All matters shown on the plat of record in Book 8250, Page 789, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 2907, Page 175, Register's Office for Davidson County, Tennessee; Restrictive Covenant for Detached Structure recorded in Instrument No. 20020301-0026186, Register's Office for Davidson County, Tennessee.

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 ☒ 2605 Alvinwood Drive, Nashville, TN 37214

(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 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), his/her/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 27th day of November, 2019.

Christopher S. Mahan

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 Christopher S. Mahan, 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 27th day of November, 2019.

Notary Public:
My Commission Expires: 3.17.21

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-P-19-2605