Karen Johnson Davidson County
Batch# 372887 DEEDWARR
03/16/2020 11:36:22 AM 2 pgs
Fees: $13.00 Taxes: $2,701.00
20200316-0028759

THIS INSTRUMENT PREPARED BY:

Winston S. Evans
Evans, Jones & Reynolds,
401 Commerce Street, Suite 710
Nashville, TN 37219
(615) 259-4685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $730,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2 DAY OF ~~JANUARY~~ February, 2020.

Notary Public

MY COMMISSION EXPIRES 10/02/23

(AFFIX SEAL)

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Winston S. Evans and wife, Kaye D. Evans *(herein called "Grantors")*, have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Timothy Kent Striegel and Laine Evans Striegel (*herein called "Grantees"*) the following described property, having an address of 1339 Otter Creek Road and being situated and located in Davidson County Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Tyne Valley Estates, Section VIII, as of record in Book 3500, page 148, Register's Office for said County, to which plan reference is hereby made for a more particular description of said lot.
>
> Being the same property conveyed to Winston S. Evans and wife, Kaye D. Evans, by deed from John Greenlaw Williams and wife, Klara K. Ellison Williams, by instrument of record in Book 6885, page 739 as instrument #198606136885739, Register's Office for Davidson County, Tennessee.

The above-described property is improved property.

This conveyance is made subject to the following:

1. 2019 Property Taxes which have been assumed by Grantees.

2. Matters shown on the plan of record in Book 3500, page 148, Register's Office for Davidson County, Tennessee

3. Restrictive Covenants of record in Book 1760, page 317, Register's office for Davidson County, Tennessee

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantors covenants that Grantors are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.
The words "Grantors" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 31 day of January, 2020.

GRANTORS:

Winston S. Evans

Kaye D. Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Stephenie C. Myers, a Notary Public in and for the said State and County, personally appeared WINSTON S. EVANS, with whom I am personally acquainted, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal Nashville, Tennessee, this 31st, day of January, 2020.

Notary Public

My Commission expires: Oct. 2, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) TN Davidson

Before me, Siber Muhsin, a Notary Public in and for the said State and County, personally appeared KAYE D. EVANS, with whom I am personally acquainted, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal Nashville, Tennessee, this 31, day of January, 2020.

Notary Public

My Commission expires: July 9, 2020

300006.001.ca. Deed