Karen Johnson Davidson County
Batch# 377300 DEEDWARR
03/25/2020 09:39:59 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20200325-0032247

WARRANTY DEED

Susan Sherrod State of Tennessee Notary Public Shelby County

File No. TE0006491

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Dana Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2020.

Susan Sherrod
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 4-10-21

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim A. Imler and Laura D. Imler (NAME)	Tim & Laura Imler (NAME)	
9847 Windward Slope Drive (ADDRESS)	9847 Windward Slope Drive (ADDRESS)	052-08-0A-037.00-CO
Lakeland, TN 38002 (CITY) (STATE) (ZIP)	Lakeland, TN 38002 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mark Evans, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tim A. Imler and wife Laura D. Imler,** HEREINAFTER CALLED THE GRANTEE, 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. 37 on the Plan of Heron Walk, Phase One, Section Two, A Planned Unit Development of record in Plat Book 9700, Page 386, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MP Enterprises, LLC by Quitclaim deed from Property Help, LLC of record in Instrument No. 20180323-0027723 Register's Office for Davidson County, Tennessee, dated March 15, 2018 and recorded on March 23, 2018.

Being further conveyed to Mark Evans, a single man, by Quitclaim Deed from MP Enterprises, LLC, dated March 19, 2020 and appearing of record at Instrument No. 20200325-0032245, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1508 Santa Rosa Court, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 24th day of March, 2020.

Mark Evans by Leslie A Garside, Attorney in fact

Mark Evans by Leslie A. Garside, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Leslie A. Garside, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Mark Evans, and who acknowledged that she executed the same as the free act and deed of the said Mark Evans, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument no. 20200325-0032246, said Register's Office.

Witness my hand this 24th day of March, 2020.

Notary Public

My commission expires:



RETURN RECORDED DOCUMENTS TO: