WARRANTY DEED

Karen Johnson Davidson County
Batch# 387454 DEEDWARR
04/17/2020 09:47:49 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20200417-0040318

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Peggy Ayers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2020

AGWalston
Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Peggy Ayers	New owner	**096014003100**
(NAME)	(NAME)	
824 Colfax Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20200810

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/we, **Robert Evans & Bonnie S. Evans, Trustees of The Evans Joint Revocable Living Trust dated May 10, 2018** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Peggy Ayers**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot #121 of Twin Lawn Subdivision, as shown by plat of record in Book 2486, page 394, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Robert Evans and wife, Bonnie Evans by Deed from Hershel W. Peppers and Betty Jean Peppers dated December 12, 1962 and filed of record in Book 3466, page 83, Register's Office for Davidson County, Tennessee. And further conveyed to Robert S. Evans & Bonnie S. Evans, Trustees of The Evans Joint Revocable Living Trust dated May 10, 2018 by Quitclaim Deed dated May 10, 2018 and filed of record in Instrument No. 201812140121860, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 824 Colfax Drive, Nashville, TN 37214
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of April, 2020

Robert Evans & Bonnie S. Evans, Trustees of The Evans Joint Revocable Living Trust dated May 10, 2018

BY: Robert Evans
Robert Evans, Trustee

BY: Bonnie S. Evans
Bonnie S. Evans, Trustee

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Evans & Bonnie S. Evans, Trustees of The Evans Joint Revocable Living Trust dated May 10, 2018, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th of April, 2020.

AWalston
Notary Public
My Commission Expires: 3-2-2021

