WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

JM-SB-VRES-20-10

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
3900 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
James A. Velloff and Kylee Velloff	**New Owner**	
(NAME)	(NAME)	**105-04-0E-002.00-CO**
10 Perkins St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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 consideration, the receipt of which is hereby acknowledged, **MARCUS GERARD EVANS AND MEGAN RENEE EVANS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES A. VELLOFF, MARRIED, AND AND KYLEE VELLOFF, SINGLE, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 18B on the Plan of Homes At 18 Claiborne Street II, a Horizontal Property Regime With Private Elements, established and Site Plan of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160315-0024666, 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 Marcus Gerard Evans and Megan Renee Evans, husband and wife by Warranty deec from Blackacre Development Company, LLC of record in Instrument No. 20170711-0069479 Register's Office for Davidson County, Tennessee, dated July 03, 2017 and recorded on July 11, 2017.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page (s) 84 and 85, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160222-0016907, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160315-0024662, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **10 Perkins St., Nashville, Tennessee 37210**.

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), their heirs and 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the piural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 487740 **DEEDWARR**
10/01/2020 02:14:21 PM 2 pgs
Fees: $13.00 Taxes: $1,341.25

20201001-0113638

Witness my/our hand(s) this the 25th DAY OF AUGUST, 2020.

Marcus Gerard Evans

Megan Renee Evans

STATE OF Illinois

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS GERARD EVANS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2020.

Notary Public
My Commission Expires: 3823
(SEAL)

Official Seal
L Shaw
Notary Public State of Illinois
My Commission Expires 03/08/2023

STATE OF Illinois

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN RENEE EVANS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2020.

Notary Public
My Commission Expires: 3823
(SEAL)

Official Seal
L Shaw
Notary Public State of Illinois
My Commission Expires 03/08/2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212