This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P20-1167-D

Karen Johnson Davidson County
Batch# 520652 **DEEDWARR**
11/24/2020 10:35:56 AM 3 pgs
Fees: $18.00 Taxes: $1,298.33

20201124-0137731

WARRANTY DEED

Address of New Owners:
Mr. Matthew Thomas McLaughlin
7716 Sawyer Brown Road
Nashville, TN 37221

Send Tax Bills To:
New Owner

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, We,

Andru C. Evans and Gina P. Evans, husband and wife as tenants by the entirety (one-half interest) and Lucy M. Evans and James E. Evans, wife and husband, as tenants by the entirety (one-half interest)

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Matthew Thomas McLaughlin, a single person

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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Glenwood Trace, Section I, of record in Book 6900, Page 359, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andru C. Evans and Gina P. Evans, husband and wife as tenants by the entirety (one-half interest) and Lucy M. Evans and James E. Evans, wife and husband, as tenants by the entirety (one-half interest) by deed from Robert J. Ribe and wife, Linda D. Ribe, dated June 17, 2013 and of record in Instrument Number 20130621-0063883, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right of way of Sawyer Brown Road.

This property is subject to all matters as shown on a plat of record in Book 6900, Page 359, in the Register's Office of Davidson County, Tennessee.

This property is subject to restrictions of record in Book 7253, Page 578 and By-Laws of record in Book 7325, Page 18, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Charter in favor of Greenwood Trace Homeowner's Association of record in Book 7366, Page 432, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Agreement for Dedication of Easements for Sanitary Sewers in favor of Harpeth Valley Utilities District of record in Book 5258, Page 273, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Dedication of Public Utilities Easement in favor of Harpeth Valley Utilities District of record in Book 6186, Page 141, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Agreement for Dedication of Easement for Water Line in favor of Harpeth Valley Utilities District of record in Book 7144, Page 329, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 7716 Sawyer Brown Road, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2020 Davidson County Taxes which have been prorated and assumed by Grantor;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 our hands this the 23rd day of November, 2020.

Andru C. Evans

Gina P. Evans

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andru C. Evans and Gina P. Evans, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of November, 2020.

Notary Public

My Commission Expires:_____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

Lucy M. Evans

James E. Evans

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lucy M. Evans and James E. Evans, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of November, 2020.

Notary Public

My Commission Expires:_____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $350,900.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of November, 2020.

Notary Public

HEATHER BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 11-26-2022

My Commission Expires:_____

Map/Parcel: 128 07 0A 005.00