WARRANTY DEED

Karen Johnson Davidson County
Batch# 584587 **DEEDWARR**
03/04/2021 10:31:03 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63

20210304-0028184

B-ELAM-21-1232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2021.

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2

Notary Public

ME COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Allison H. Evans	**Bank of England**	
(NAME)	(NAME)	
1232 Neelys Bend Road	**5 STATEHOUSE PLAZA, #500**	**052-12-0-052.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Litlle Rock, AR 72201**	
(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, **D & B REAL ESTATE, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLISON H. EVANS, SINGLE WOMAN,** 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 Lot No. 18 on the Plan of Marlin Meadows, Section No. 4 of record in Plat Book 2133, Page (s) 66 and 67, in the Register's Office for said County.

Said lot No. 18 begins at a point in the Northwesterly margin of Allen pass road at the corner of lots 17 and 18; thence with the Line between said lots Northwesterly 230.3 feet to a point; Thence northerly 21 feet to a point; thence Northeasterly 155.9 Feet to a point in the Southerly margin of neely's bend road; Thence with the margin of the same, Southeasterly 189.05 feet to The beginning of a curve; thence around said curve Southerly 41.17 feet to the Northerwesterly margin of allen pass; thence With the margin of the same Southwesterly 114.1 feet to the Point of beginning.

Being the same property conveyed to Jessica Mollinet by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20130102-0000306 Register's Office for Davidson County, Tennessee, dated December 27, 2012 and recorded on January 02, 2013.

Being the same property conveyed to D & B Real Estate, GP by Warranty deed from Jessica Mollinet, unmarried of record in Instrument No. 20201030-0127160 Register's Office for Davidson County, Tennessee, dated October 28, 2020 and recorded on October 30, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page (s) 66 and 67, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2196, Page 35, Book 2204, Page 339 and Book 2242, Page 392, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and /or Storm Drainage of record in Book 6447, Page 636, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20120418-0033248, in the Register's Office for Davidson County, Tennessee.
- Electrical Permit of record in Book 5497, Page 426, 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: **1232 Neelys Bend Road, Madison, Tennessee 37115**.

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 plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 26th DAY OF FEBRUARY, 2021.

D & B Real Estate, GP

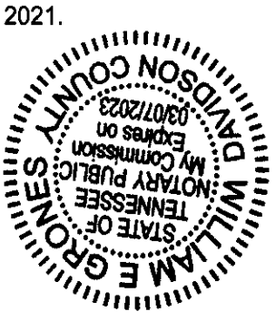
BY: _____
Dan Elam
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAN ELAM, signing for D & B REAL ESTATE, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of D & B REAL ESTATE, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of February, 2021.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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