WARRANTY DEED

Karen Johnson Davidson County
Batch# 621336 DEEDWARR
04/23/2021 09:50:33 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20210423-0054476

J-SB-WI-21-1930

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
M & H Partners	**New Owner**	
(NAME)	(NAME)	**081-07-0-243.00**
1609 Coronada Lane		
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37922		
(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, **PAUL A. EVANS AND WIFE, WILLIA C. EVANS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **M & H PARTNERS,** 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:

The following described tract parcel of land to wit:

Being Lot No. 60 and the Northerly 2 feet of Lot No. 59 on the Map of W. M. Buttler's Subdivision, as of record in Book 57, Page 98, and Register's Office Davidson County, Tennessee. Said part of Lot No. 59 and all of Lot No. 60 front together 52 feet on the easterly side of 16th. Avenue North and run back between parallel lines 140.6 feet to an alley.

Being the same property conveyed to Wallace C. Evans by Installment Deed from J.J. Heer, Jr and wife, Thelma Heer of record in Book 5455, page 542, Register's Office for Davidson County, Tennessee, dated June 08, 1979 and recorded on June 26, 1979.

Being the same property conveyed to Paul A. Evans by Quitclaim deed from Wallace C. Evans and wife, Irma E. Evans of record in Book 5515, page 140, Register's Office for Davidson County, Tennessee, dated July 16, 1979 and recorded on October 17, 1979.

Being the same property conveyed to Harold Reeves, Trustee by Quitclaim Deed from Paul A. Evans of record in Book 7621, Page 731, Register's Office for Cheatham County, Tennessee, dated August 04, 1988 and recorded on August 08, 1988 and within the same deed the said Harold Reeves, Trustee conveyed his interest in the subject property to Paul A. Evans and wife, Willia C. Evans

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 57, Page 98, 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: **1930 16th Ave N, Nashville, Tennessee 37208**.

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 15th DAY OF APRIL, 2021.

Paul A. Evans

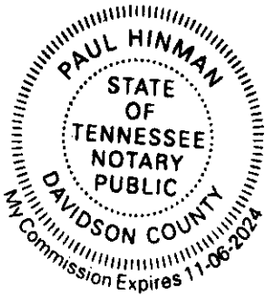
Willia C. Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL A. 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 15th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

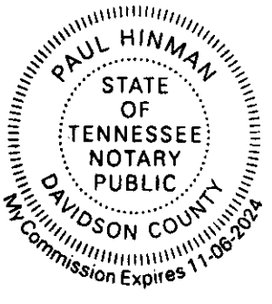


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIA C. 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 15th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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