This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 052010C
PARCEL: 028.00

New Owners Address & Send Tax Bills to:
Frank Gray Everett
8147 Old Springfield Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20110033780 DEEDWARR
Recvd: 06/06/11 14:06 2 pgs
Fees:13.00 Taxes:152.54
20110606-0043279

WARRANTY DEED

THIS INDENTURE, made this 1st day of June, 2011 between

Angela K. Everett, unmarried

hereinafter referred to as **Grantor**, and

Frank Gray Everett, a married man

hereinafter referred to as **Grantees**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in the 9th Councilmanic District of Davidson County, Tennessee, being Lot No. 28 on the Revised Plan of Neely's Chase, A Planned Unit Development, of record in Plat Book 7900, Page 196, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Angela K. Everett, by Warranty Deed from Neely's Chase Partners dated August 7, 1992 and being of record in Book 8703, Page 222, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2011 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Angela K. Everett 6-1-2011

Angela K. Everett

STATE OF ALABAMA
COUNTY OF Colbert

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Angela K. Everett, 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 and official seal at office in Muscle Shoals, Alabama on this the 1st day of June, 2011.

Notary Public

My Commission Expires: EXPIRES DECEMBER 02, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $41,227.70.

Affiant

Sworn to and subscribed before me, this 1st day of June, 2011.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/14

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY