BILL GARRETT, Davidson County
Trans:T20110073289 DEEDWARR
Recvd: 11/18/11 15:05 2 pgs
Fees:13.00 Taxes:1554.00
20111118-0090623

Warranty Deed

Rachel Neal 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 $420,000.00. Affiant Subscribed and sworn to before me, this the 16th day of November, 2011. Notary Public My commission expires: 07/08/13

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Boyer Elizabeth Boyer	Pinnacle National Bank	
2009 Beechwood Ave.	150 3rd Ave. South, Ste. 900	104-15-0-435.00
Nashville, TN 37212	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW J. EVERITT AND WIFE, ERIN M. EVERITT**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH BOYER AND JOHN BOYER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 14 on the Plan of Subdivision of The Estate of Daniel McIntyre, Sr., deceased of record in Plat Book 3, Page 30, in the Chancery Court for Davidson County, Tennessee.

Said Lot No. 14 fronts 60 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 150 feet to the line of the Re-Subdivision of T.W. Crutcher and Company's Subdivision of the Hostettler Property, of record in Book 843, page 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew J. Everitt and wife, Erin M. Everitt by deed from Gerald R. Pankow and wife, Jenny F. Pankow of record in Instrument Number 20080516-0050569, in the Register's Office for Davidson County, Tennessee, dated May 5, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2009 Beechwood Ave., Nashville, TN 37212.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of November, 2011.

Matthew J. Everitt

Erin M. Everitt by Matthew J. Everitt as attorney in fact
Erin M. Everitt by Matthew J. Everitt
as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 16th day of November, 2011.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of November, 2011, before me personally appeared Matthew J. Everitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Erin M. Everitt as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Erin M. Everitt.

Witness my hand and seal this 16th day of November, 2011.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY