This document prepared by (and after recording return to):

Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans:T20110082751 DEEDWARR
Recvd: 12/30/11 10:57 3 pgs
Fees:18.00 Taxes:999.00
20111230-0102181

--------Above This Line Reserved For Official Use Only---------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **Dolores D. Everett, a married woman,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Christopher Warren Everett and Wife, Emma T. Everett** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 20, on the plan of Haileywood Estates, Section II, of record in Plat Book 2331, Page 81, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dolores D. Everett, a married woman by Deed from Teri L. Stokes and husband, Rob Lepley, dated 09/30/2011 and filed for record on 10/03/2011 in Instrument 201110030076447, Register's Office for Davidson County, Tennessee.

Map & Parcel: 14615009700

This property is known as: **5140 Anchorage Dr., Nashville, TN 37220**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

I hereby swear or affirm that the above-described property has not been used as my primary residence.

WITNESS Grantor's hand this the 28th day of December, 2011.

Dolores D. Everett

Dolores D. Everett, Grantor

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dolores D. Everett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of December, 2011.



NOTARY PUBLIC

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Christopher & Emma Everett	USAA
5140 Anchorage Dr.	10750 McDermott Freeway
Nashville, TN 37220	San Antonio, TX 78288

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$270,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28th day of December, 2011.

Affiant

Joey Sanders
Type or Print Name

(Seal)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

Notary Public

My commission expires:

1/21/13

W. William Davis
Type or Print Name