BILL GARRETT, Davidson County
Trans:T20120037468 DEEDWARR
Recvd: 05/22/12 09:29 2 pgs
Fees:13.00 Taxes:1387.50

20120522-0044208

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of May, 2012 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TONY L. TURNBOW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph R. Brett and Mamie D. Brett	Avenue Bank	11813018700
(NAME) 3614 General Bate	(NAME) 3823 Cleghorn Ave	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John A. Evers and spouse, Tanya M. Evers**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph R. Brett and wife, Mamie D. Brett**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 42, PLAN OF GREEN ACRES Subdivision, as shown on plat of record in Plat Book 1424, Page 21, 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 Jeffery M. Doerflinger and wife, Kelly King Doerflinger by deed from John Randolph Winston IV, a single man, dated December 2, 2003 and filed on December 23, 2003 in Instrument No. 20031223-0182747, Register's Office of Davidson County, Tennessee. Further being the same property conveyd to John A. Evers and spouse, Tanya M. Evers by Warranty Deed from Jeffrey M. Doerflinger and wife, Kelly King Doerflinger dated June 2, 2008 and filed on June 4, 2008 in Instrument No. 20080604-0057172, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3614 General Bate, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this **21st** day of **May, 2012**

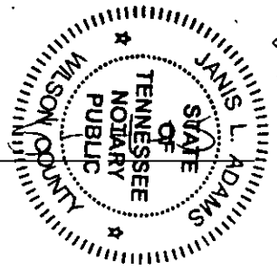
John A. Evers

Tanya M. Evers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **John A. Evers and Tanya M. Evers**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **21st** day of **May, 2012**



Notary Public

My commission expires: _____