Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120067988 DEEDWARR
Recvd: 09/11/12 09:46 2 pgs
Fees:13.00 Taxes:832.50
20120911-0082218

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-23-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Penny Lou Everhard	Newowner	103-10-112
(NAME)	(NAME)	
810 Neartop Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **BCE Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Penny Lou Everhard,** 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:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 19 on the Plan of Brookside Courts, Section 3, Addition No. 4 of record in Plat Book 2083, Page 25, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Howard Hood by Warranty Deed from James H. Turbeville and wife, Jean Kennedy Turbeville, of record in Book 11101, page 77, dated August 31, 1998, Register's Office for Davidson County, Tennessee. Said property was further conveyed by Executor's Quitclaim Deed to Cathy Phillips and Orley M. Hood, Jr., equally, as tenants-in-common, or record in Instrument No. 20100712-0054288, dated June 30, 2010. Catherine H. Phillips a/k/a Cathy Phillips and Orley M. Hood, Jr. further conveyed their interest in said property by Quitclaim Deed to BCE Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20101109-0089738, dated October 27, 2010, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved ☒ property, known as **810 Neartop Drive, Nashville, TN 37205**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 my hand this 28th day of August, 2012.

BCE Properties, LLC, a Tennessee Limited Liability Company

By: C Alton Phillips, Pres

C. Alton Phillips
Its: President

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared C. Alton Phillips, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President, for BCE Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, a Limited Liability Company, and that he as such President being authorized to do so executed the foregoing instrument for the purpose therein contained by signing the name of the Limited Liability Company, by the said C. Alton Phillips as such President.

Witness my hand and official seal at Madison, Mississippi this 28TH DAY OF AUGUST, 2012.

Commission expires: Sept. 8 2013

STATE OF MISSISSIPPI
SUMMER BURGETT
NOTARY PUBLIC
ID No 94107
Comm Expires
September 8, 2013
LEE COUNTY

Summer Burgett
Notary Public

Summer Burgett
Printed Name of Notary