Warranty Deed

BILL GARRETT, Davidson County Trans:T20130085036 DEEDWARR Recvd: 10/02/13 10:14 2 pgs Fees:13.00 Taxes:2771.30 20131002-0103317	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $749,000.00. Affiant Subscribed and sworn to before me, this the 26th day of September, 2013. Notary Public My commission expires: May 5, 2015

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:
Jeff Everett Inga Everett	New Owners	
4109 General Bate Drive		132010L00200CO
Nashville, TN 37204		

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, **HIGH ARC, LLC, A TENNESSEE LIMITED LIABLITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFRY D. EVERETT AND INGA S. EVERETT, HUSBAND AND WIFE** 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 Unit B as shown on the Plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at General Bate, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20121207-0113171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being part the same property conveyed to High Arc, LLC by deed from Mark Evans Carlton, married of record in Instrument Number 20120928-0088774, Register's Office for Davidson County, Tennessee, dated September 25, 2012, recorded September 28, 2012.

Being part the same property conveyed to Mark Kathryn Evans by deed from Paul F. Franklin and wife, Ruth B. Franklin of record in Book 6904, Page 524, Register's Office for Davidson County, Tennessee, dated June 26, 1986, recorded July 1, 1986.

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 4109 General Bate Drive, 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 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 26th day of September, 2013.

HIGH ARC, LLC

Mark Traylor, Sole Member

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 Mark Traylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of High Arc, LLC, a Tennessee Limited Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 26th day of September, 2013.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017