BILL GARRETT, Davidson County
Trans:T20130090283 DEEDWARR
Recvd: 10/21/13 10:39 2 pgs
Fees:13.00 Taxes:599.40
20131021-0109523

Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0982

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of October, 2013

Notary Public
Commission Expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ernest Lee Everett IV 2405 Pleasant Springs Lane Hermitage, TN 37076	Wilson Bank Trust 1436 West Main St. Lebanon TN 37087	064-16-0D-169.00

WARRANTY DEED

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,

Andrew Michael Elrod, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ernest Lee Everett IV and Ashley Everett, husband and wife

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 in Davidson County, Tennessee, being Lot No. 317, on the plan of Section Three, Truxton Park, as shown on plat of record in Instrument No. 20011024-0116272, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Michael Elrod, a single man, by Warranty Deed from GMAC Global Relocation Services, LLC, a Delaware Limited Liability Company, dated 11/30/07 and recorded 2/7/08 in Instrument No. 20080207-0012945, as corrected by Scrivener's Affidavit to correct grantee's name to read Andrew Michael Elrod, a single man, dated 2/12/08 and recorded 2/13/08 in Instrument No. 20080213-0014447, in the Register's Office of Davidson County, Tennessee.

Michael Elrod is one and the same person as Andrew Michael Elrod.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2405 Pleasant Springs Lane, Hermitage, TN 37076.

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

Dated this the 17th day of October, 2013.

Andrew Michael Elrod

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Andrew Michael Elrod
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of October, 2013.

Notary Public
My Commission Expires: _____

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 06-24-2014

(Notary Seal)