THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061140** BILL GARRETT, Davidson County Trans:T20140046029 DEEDWARR Recvd: 06/27/14 15:15 2 pgs Fees:13.00 Taxes:555.00 20140627-0056677	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, this 17th day of June, 2014. Notary Public My Commission Expires: _____ RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Carl C. Evertson 180 Schoolhouse Rd Summertown, TN 38483	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10203011000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elfie A. Lankford, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carl C. Evertson**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1258, CHARLOTTE PARK, SECTION 18, as shown on plat of record in Plat Book 3600, Pages 51 and 52, 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 from G. H. Todd and H. B. Sheets by Warranty Deed to Cledath A. Lankford and wife, Elfie A. Lankford, recorded on the 21st day of July, 1965 in Deed Book 3914, Page 747, in the Register's Office of Davidson County, Tennessee. The said Cledath A. Lankford having since died on January 18, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK, SECTION 18, as recorded in Plat Book 3600, Page(s) 51 and 52.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 609 Landau Drive Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2014.

Elfie A. Lankford by Alvin Don Lankford her attorney-in-fact
Elfie A. Lankford by ~~Alvin Don Lankford~~ her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alvin Don Lankford, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Elfie A. Lankford, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of June, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014