BILL GARRETT, Davidson County
Trans:T20150048119 DEEDWARR
Recvd: 06/17/15 09:59 2 pgs
Fees:13.00 Taxes:1202.50
20150617-0057604

**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1412

B

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| John D. Valle<br><br>5657 Oakes Drive<br>Brentwood, TN 37027 | **SAME AS NEW OWNER** | 160-14-A-6.00 |

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $325,000.00
Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Subscribed and sworn to before me, this the 15 day of June, 2015.
Notary Public
My Commission Expires: _____
(Affix Seal)

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **James L. Everett, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John D. Valle, unmarried, unmarried** 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 comprising a portion of Highland Courts, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 30th day of April, 1976, and recorded in the Register's Office for Davidson County, Tennessee, in Book 5024, page 549, and said premises being more particularly described as follows:**

**BUILDING Site 6 of said project as shown on the Plan recorded in Book 4860, page 101, said Register's Office, excepting and reserving any portion of the common elements lying within said Building Site and easements through said Building Site appurtenant to the common elements and other Building Sites, all as set forth in the Declaration and an undivided 6.25% interest appurtenant to the Building Sites in all common elements of said project as described in said Declaration including the land described below:**

**A parcel of land in the Sixth Civil District of Davidson County, Tennessee, being more particularly described as follows:**

**Beginning at a point in the west margin of Oakes Drive, said point being the south corner of Parcel M of Highlands of Brentwood; thence southerly along the west margin of said Oakes Drive as follows: South 2 deg. 52' West, 674.67 feet to a point; southerly 255.83 feet with a curve to the right, having a radius of 1,204.49 feet to a point; southwesterly 40.3 feet with a curve to the right, having a radius of 25 feet to a point in the north margin of Fox Ridge Drive; thence westerly 132.32 feet with said street margin and a curve to the right having a radius of 259.20 feet to a point; thence North 43 deg. 17' West, 41.56 feet to a point in said street margin, said point being the southeast corner of Parcel K, of the Highlands of Brentwood; thence North 2 deg. 52' East, 854.83 feet with the east line of said Parcel K and the east line of Parcel L of the Highlands of Brentwood to a point at the southwest corner of Parcel M of the Highlands of Brentwood; thence South 87 deg. 08' East, 202.0 feet to the point of beginning. Containing 4.20 acres, more or less.**

**Being the same property conveyed to James L. Everett and wife, Billie M. Everett by Warranty Deed from Jack L. Schuett and wife, Jeanine T. Schuett, dated October 3, 1988, recorded October 4, 1988, of record in Book 7669, page 939, Register's Office for Davidson County, Tennessee.**

**Billie Jean Everett having since died on February 19, 2009 leaving James L. Everett as surviving tenant by the entirety.**

This is ☒ Improved OR ☐ Unimproved property located at: **5657 Oakes Drive, Brentwood, TN 37027**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 15 day of June, **2015.**

**GRANTOR(S)**

James L. Everett

James L. Everett

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James L. Everett, unmarried** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 15 day of June, **2015.**

Deborah L. Bissell

Notary Public
My Commission Expires:

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019