# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160019480 DEEDWARR
Recvd: 03/09/16 14:54 2 pgs
Fees: 13.00 Taxes: 703.00
20160309-0022759

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 10/16/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael Dwayne Overton Sr.<br>Sherrie P. Overton | NEW OWNER | 033-03-OB/71.00 |
| (NAME) | (NAME) | |
| 192 Ivy Hill Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William McEver and Rachel McEver, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Dwayne Overton Sr. and Sherrie P. Overton, as 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. 45 on the Plan of Dry Creek Farms, Phase 2, Section 2, of record in Instrument NO. 20050825-0101280, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William McEver and Rachel McEver, husband and wife, by deed from Beazer Homes Corp., dated June 29, 2007 and filed for record July 7, 2006 as Instrument No. 20070706-0080957 in the Register's Offic for Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record as Instrument NO. 2000825-0101280 in the Register's Office for Davidson County, Tennessee.

Subject to Charter of Ivy Hill at Dry Creek Farms Homeowner's Association of record as Instrument No. 200410050119646, Register's Office for Davidson County, Tennessee.

Subject to Quitclaim Deeds of Common Area of record in Instrument No. 200411050133611, 200704240048576 and 200601300011537, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Instrument No 200409210113624, 200601300011538, 200702210021236 and 200704240048575, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes for the current year have been prorated and assumed by the Grantee(s)

unimproved ☐

This is improved ☑ property, known as 192 Ivy Hill Lane, Goodlettsville, TN 37072

(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/our hands this 8th day of March, 2016.

William McEver

Rachel McEver

State of Tennessee
County of Davidson

Personally appeared before me William McEver and Rachel McEver, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of March, 2016.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201602021

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD CO., TN