WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160025238 DEEDWARR
Recvd: 03/29/16 12:11 2 pgs
Fees: 13.00 Taxes: 886.15
20160329-0029496

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,500.00

B Maxey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2016

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

BROOKE SHOAF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 05/06/2019

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brandon D. Everson, et al	new owner	Parcel ID:
309 Burgandy Hill Trail		172120A15000
Nashville, TN 37211		

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, we

Les Clemons and wife, Linda C. Clemons

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brandon D. Everson and Ellen Kathleen Beevers, tenants in common

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. 78 on the Plan of Bradford Hills, Section Nine, a P.U.D., of record in Plat Book 7900, Page 6, and Plat Book 7900, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Les Clemons and wife, Linda C. Clemons by deed from Richard J. Roney and wife, Donna M. Roney, of record in Instrument 20020605-0068103, dated May 30, 2002, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 8069, Page 170 amended in Book 8885, Page 519; Book 9055, Page 826 and Book 8071, Page 531, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 6, and Plat Book 7900, Page 414, said Register's Office; (3) Agreement with Southern Bell Telephone Co. of record in Book 1113, Page 606 and Book 1318, Page 441, Register's Office for said County; (4) Water Mains Easement of record in Book 8377, Page 769, Register's Office for said County; (5) Sewer Easement of record in Book 8377, Page 808, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 309 Burgandy Hill Trail, Nashville, TN 37211

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 our hands this 25th day of March, 2016.

Les Clemons

Linda C. Clemons

Linda C. Clemons

record

~~Prepared By~~ and Return To:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Les Clemons and Linda C. Clemons, 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 Nashville, Tennessee, this 25th day of March, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.