WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Everhart	New Owner	118-09-0-139.00
(NAME)	(NAME)	
935 Battlefield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, HENRY TURNER SKIPPER, IV AND HEATHER SKIPPER, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN B. EVERHART AND KATHRYN LC EVERHART, 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(s) 2, Block F, as shown on the map entitled Battlefield Estates, Section 2, of record as Plat Book 843, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 2 fronts 85 feet on the southerly margin of Battlefield Drive and extends back 276.4 feet on the easterly line and 235.5 feet on the westerly line to a line in the rear, measuring 85 feet thereon.

Being the same property conveyed to HENRY TURNER SKIPPER, IV AND HEATHER SKIPPER, HUSBAND AND WIFE, by deed from LORRAINE B. ROBERSON, UNMARRIED, of record in Instrument No. 20111103-0085659, dated November 1, 2011, said Register's Office.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled Battlefield Estates, Section 2, of record as Plat Book 843, page 108, Register's Office for said County; and any and all easements and restrictions of record.

BILL GARRETT, Davidson County
Trans:T20160048077 DEEDWARR
Recvd: 06/07/16 14:07 2 pgs
Fees:13.00 Taxes:2867.50
20160607-0057441

unimproved ☐

This is improved ☒ property, known as 935 Battlefield Drive, Nashville, TN 37204

(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 our hands this 31st day of May, 2016.

Henry Turner Skipper, IV

Heather Skipper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY TURNER SKIPPER, IV AND HEATHER SKIPPER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville this 31st day of May, 2016.

Notary Public

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.