BILL GARRETT, Davidson County
Trans:T20160088026 DEEDWARR
Recvd: 10/06/16 09:36 2 pgs
Fees:13.00 Taxes:499.13
20161006-0105678

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Bobby Dean Fanning and Alice Diane Fanning	Bobby Dean Fanning and wife Alice Diane Fanning	33-4A-24
	(NAME)	
24 Rolling Meadows	24 Rolling Meadows	033-04-0-A-024.00CO
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jerry E. Everett, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Bobby Dean Fanning and Alice Diane Fanning, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 24 AS SHOWN ON THE PLAT OF ROLLING MEADOWS, PHASE I, SECTION IIA, OF RECORD IN PLAT BOOK 6250, PAGE 964, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED MEMBERSHIP IN ROLLING MEADOWS TOWNHOMES ASSOCIATION, ALL AS DESCRIBED IN BOOK 6593, PAGE 194, AS AMENDED IN BOOK 6966, PAGE 497, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JERRY E. EVERETT BY WARRANTY DEED FROM RICHARD EDWARD SMOTHERMAN AND JERRY WAYNE SMOTHERMAN AND DONNA FAYE SMOTHERMAN DIXON AND WILLIAM RAYMOND SMOTHERMAN, ROBERT LEON SMOTHERMAN, JR. AND CHRISTOPHER BRENT SMOTHERMAN, THE ONLY HEIRS-AT-LAW OF THE ESTATE OF EVELYN E. KEPHART, DECEASED, OF RECORD IN INSTRUMENT NO. 20000201-0010537, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 28, 2000 AND RECORDED ON FEBRUARY 01, 2000. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $84,900.00.)
BEING ALSO KNOWN AS 24 ROLLING MEADOWS DRIVE, GOODLETTSVILLE, TENNESSEE 37072-4117.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 24 Rolling Meadows Drive , Goodlettsville, TN 37072-4117
(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 hand(s) this 4th day of October, 2016.

WARRANTY DEED
(Continued)

Jerry E. Everett

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry E. Everett, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of October, 2016.

Notary Public

My Commission Expires: 5-27-2020

(SEAL)

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072