WARRANTY DEED

UPON RECORDING, RETURN TO:
Legacy Title and Escrow, LLC
330 Robert Rose Dr. Murfreesboro, TN
37129

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 4/24/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Everett	Mortgage Research Center, LLC	149 2 84.00
(NAME)	(NAME)	
632 Granwood Blvd.	1400 Veterans United Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Columbia, MO 65203	
(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, **Anthony Gaunichaux and Amanda Lee Gaunichaux, as husband and wife as tenants by the entirety,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William Everatt, single man,** 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 Number 65, on the plan of Oakwood Subdivision, Phase II, Section 1, of record in Plat Book 7900, page 126, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Gaunichaux and Amanda Lee Gaunichaux, husband and wife by Quitclaim Deed from Amanda Lee Gaunichaux, a married woman, formerly known as Amanda L. Hasty, unmarried of record in Instrument number 20120806-0069869, in the Register's Office for Davidson County, Tennessee, dated July 11, 2012.

Subject to all matters of record in Plat Book 7900, page 126; Charter for Homeowners Association in Book 7954, page 508; Declaration of Covenants and Restrictions of record in Book 7981, page 478, Book 8038, page 838, Book 10650, page 785, Correction in Book 8313 page 17, Book 9237, page 1, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 905 Split Oak Drive, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20170054708 DEEDWARR
Recvd: 06/27/17 08:22 2 pgs
Fees:13.00 Taxes:795.50
20170627-0064298

Witness my/our hands this 23rd day of May, 2017

Anthony Gaunichaux

Amanda Lee Gaunichaux

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Anthony Gaunichaux and Amanda Lee Gaunichaux with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Anthony Gaunichaux and Amanda Lee Gaunichaux and that they as such executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of May, 2017.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14607

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD