NEW OWNER:

Curtis Everett
108 Stone Bridge Court
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 17-0362 FR

Return To:

Providence Title, LLC
25 Century Boulevard, Suite #402
Nashville, TN 37214

150-10-0-052.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 07/11/17 15:55 3 pgs
Fees:18.00 Taxes:647.50
20170711-0069854

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Five Thousand and 00/100 Dollars** ($**175,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JAMES DERRICK AND MALLORY DERRICK, HUSBAND AND WIFE** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **CURTIS EVERETT, AN UNMARRIED MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of Section Three, Towne Village of the Country of record in Plat Book 5200, Page (s) 268 and 269, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Derrick and Mallory Derrick, husband and wife by Warranty deed from Derek S. Chirch, unmarried of record in Instrument No. 20091008-0093671 Register's Office for Davidson County, Tennessee, dated September 30, 2009 and recorded on October 08, 2009.

This is IMPROVED property known as 108 Stone Bridge Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29th day of **June, 2017**.

JAMES DERRICK

MALLORY DERRICK

BY: _____
JAMES DERRICK, Attorney-in-Fact
Pursuant to Power of Attorney of Record
In Book _____, Page _____, RODCT.

20170711-0069853

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES DERRICK , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **June, 2017**.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, JAMES DERRICK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, MALLORY DERRICK, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **June, 2017**.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown

NOTARY PUBLIC

My commission expires: 11-5-18

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The actual consideration or value, whichever is greater, for this transfer is $ **175,000.00** .

AFFIANT

Sworn to and subscribed to before me this 29th day of **June, 2017.**

NOTARY PUBLIC

My commission expires: 9/10/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019