Box 14

29826-8 Box 14

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20170060640 DEEDWARR
Recvd: 07/17/17 09:21 2 pgs
Fees:13.00 Taxes:1498.50
20170717-0071355

~~39-B~~
File #17-1127

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Penny Lou Everhard n/k/a Penny Lou Everhard-Gattis, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen A. Halford and Kelsey W. Halford, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Brookside Courts, Section 3, Addition No. 4 of record in Plat Book 2083, page 25, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Penny Lou Everhard by deed from BCE Properties, LLC, a Tennessee Limited Liability Company, dated August 28, 2012, of record in Book 20120911-0082218, Register's Office for Davidson County, Tennessee. Penny Lou Everhard n/k/a Penny Lou Everhard-Gattis is now married to Keith Gattis and he joins in this conveyance to convey any and all marital interest in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 810 Neartop Drive, Nashville, TN 37205.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14th day of July, 2017.

Penny Lou Everhard-Gattis

Keith Gattis

State of Tennessee )
County of Davidson)

On this 14th day of July, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Penny Lou Everhard-Gattis and Keith Gattis, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-3-20

State of Tennessee )
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 405,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of July, 2017.

Notary Public

My Commission Expires: 5-8-18

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Stephen A. Halford<br>810 Neartop Drive<br>Nashville, TN 37205 | Platinum Mortgage, Inc.<br>121 Research Blvd<br>Madison, AL 35758 | 103-10-112.00 |