BILL GARRETT, Davidson County
Trans:T20170071867 DEEDWARR
Recvd: 08/18/17 10:49 2 pgs
Fees:13.00 Taxes:1398.60

20170818-0085027

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $378,000.00

X Kenneth D. Bever
Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

Subscribed and sworn to before me, this the 15th day of August, 2017.

Notary Public
My Commission Expires: 2-25-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kenneth D Bever Rhonda L Bever 2720 N. Highlands Drive Nashville, TN 37221	BNC National Bank 322 East Main Avenue Bismarck, ND 58501	142-16-C-14.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ronald T Womble, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kenneth D Bever and Rhonda L Bever, 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 No. 14 on the Plan of Devon Highlands, Phase I, of record in Book 7900, page 428, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ronald T. Womble by Quitclaim Deed from Vanessa Celis (f/k/a Vanessa C. Womble), dated June 6, 2012, recorded July 17, 2012, of record in Instrument No. 20120717-0062889, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Ronald T. Womble and wife, Vanessa C. Womble by Warranty Deed from Richard Tyson and wife, Masami I. Tyson, dated June 5, 2008, recorded June 16, 2008, of record in Instrument No. 20080616-0062025, said Register's Office.

This is improved property located at: 2720 N. Highlands Dr., Nashville, TN 37221

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2017.

Ronald T Womble

Ronald T Womble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ronald T Womble**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of August, 2017.

L. M. Corriveau

Notary Public
My Commission expires: 3/8/2021

