Warranty Deed

BILL GARRETT, Davidson County
Trans:T20170075278 DEEDWARR
Recvd: 08/29/17 12:06 3 pgs
Fees:18.00 Taxes:1406.00
20170829-0088662

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of August, 2017.

Notary Public

My commission expires: 8/17/19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric Lammers Stacy Lammers	CMG Mortgage, Inc.	
3044 Brookview Forest Drive	3160 Crow Canyon Rd. #400	180-04-0B-012.00-CO
Nashville, TN 37211	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES C. EVERHART, III AND ASHLEY EVERHART, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC LAMMERS AND STACY LAMMERS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 12 on the Plan of Final Plat of Brookview Forest, Phase I, Cluster Lot Option of record in Plat at Instrument No. 20030716-0099526, 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 C. Everhart, III and Ashley Everhart by Warranty deed from Christopher W. McGee and Rachel C. Farris, Trustees of the McGee Family Living Trust dated 10/02/2012 of record in Instrument No. 20150819-0083631 Register's Office for Davidson County, Tennessee, dated August 17, 2015 and recorded on August 19, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3044 Brookview Forest Drive, Nashville, TN 37211.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of August, 2017.

James C. Everhart, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James C. Everhart, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of August, 2017.

Notary Public

My Commission Expires:

ANGIE L. LAWLESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of August, 2017.

Ashley Everhart

STATE OF GEORGIA
COUNTY OF Dulton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ashley Everhart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of August, 2017.

Notary Public

My Commission Expires: 3·27·19

ENERO J. COOPER
Notary Public - State of Georgia
Clayton County
My Comm. Expires Mar. 27, 2019