

Bill Garrett Davidson County
Batch# 77657 DEEDWARR
04/10/2018 09:53:38 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20180410-0033604

I hereby swear, or affirm, that the actual consideration for this transfer is $200,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 31st day of March, 2018.

Notary Public

My Commission Expires: 2/27/21

The property is identified on the records of the Tax Assessor as Map/ Parcel 121 00 0 077.00.

The names and address of the new owners and to whom the tax statement should be sent is Robert Nick Everett and wife, Pamela Sue Everett, 4104 Pleasant Hill Road Nash, TN. 37214.

This instrument prepared by Porch, Peeler, Williams & Thomason, Attorneys, 102 South Court Square, Waverly, Tennessee 37185.

This deed was prepared from information furnished by the grantors and no examination of title was requested or performed.

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged I, HAROLD T. EVERETT, being one and the same person as H. T. Everett, this date have bargained and sold, and by these presents do transfer and convey unto ROBERT NICK EVERETT and wife, PAMELA SUE EVERETT, their heirs and assigns, a certain tract or parcel of land in the Third Civil District of Davidson County, Tennessee, and being more particularly described as follows:

TRACT NO. 2: A tract of land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being Lot No. 19 in the division of the Waggoner Heirs, as of record in Plan Book "I", pages 302 and 303, County Court for said County, Said Lot No. 19 is described according to a survey made by George W. Watkins, Surveyor, February 4, 1960, as follows:

Beginning at an iron pin at the southeast corner of Lot No. 4; thence South 32 degrees east 363 feet to an iron pin at the northeast corner of Lot No. 18; thence with the line between Lot Nos. 18 and 19 North 87 degrees west 709.5 feet to a point in Pleasant Hill Road and the easterly line of Lot No. 5; thence with the line between Lot Nos.15 and 19 northerly 18 poles to an iron pin-in the southerly line of Lot No. 4; thence with the line between Lots Nos. 4 and 19 North 87 degrees East 478.5 feet to the beginning, containing 4 acres, more or less.

Being the same property conveyed to H.T. Everett and wife, Oneida L. Everett, by deed of record as Instrument No. 00003675-0000205, Register's Office of Davidson County, Tennessee. Oneida L. Everett died March 27, 1997 thereby vesting title in H.T. Everett as the surviving tenant by the entireties.

RESERVING, however, unto myself an estate for and during my natural life in and to the apartment located in the basement of the house with right of ingress and egress, and right to use of all utilities for the house located on the above described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ROBERT NICK EVERETT and wife, PAMELA SUE EVERETT, their heirs and assigns, forever subject to the life estate reserved by me.

I covenant with the said ROBERT NICK EVERETT and wife, PAMELA SUE EVERETT that I am lawfully seized and possessed of said land in Fee Simple, have a good right to convey it, and the same is unencumbered except for the lien of the *ad valorem* real property taxes assessed and levied on the property by Davidson County, Tennessee for the year 2018 which will be paid by the Grantee when due; and the life estate interest retained herein. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said ROBERT NICK EVERETT and wife, PAMELA SUE EVERETT, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 31 day of March, 2018.

Harold T. Everett

STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

Personally appeared before me, a Notary Public in and for said County and State, the within named HAROLD T. EVERETT, being one and the same person as H.T. Everett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2018.

Notary Public

My Commission Expires:

2/27/21

JORDAN B. OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

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