THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $495,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2018.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

Bill Garrett Davidson County
Batch# 131958 **DEEDWARR**
08/22/2018 10:14:26 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20180822-0083231

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick Joseph Woodyard and Sally Ward Woodyard 5140 Anchorage Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 146-15-0-097.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Warren Everett and Emma T. Everett, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patrick Joseph Woodyard and Sally Ward Woodyard, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 20 on the plan of Haileywood Estates, Section II, of record in Plat Book 2331, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHRISTOPHER WARREN EVERETT AND WIFE, EMMA T. EVERETT, by deed from DOLORES D. EVERETT, A MARRIED WOMAN, of record as Instrument No. 20111230-0102181, dated December 28, 2011, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 146-15-0-097.00.

Matters shown on the Plan of record in Plat Book 2331, page 81, said Register's Office.

This is improved property located at 5140 Anchorage Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of August, 2018.

Christopher Warren Everett Emma T. Everett

STATE OF UT)

COUNTY OF Summit)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Warren Everett and Emma T. Everett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~20th~~ 17th day of August, 2018.

Notary Public

My Commission Expires: 7.21.20

DANETTE DANI LOEHR
NOTARY PUBLIC STATE OF UTAH
My Commission Expires July 21, 2020
COMMISSION NUMBER 686826