Karen Johnson Davidson County
Batch# 190512 DEEDWARR
01/31/2019 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $74.00
20190131-0009522

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRAVIS GLENN MANN	**SAME**	**052-05-0-282.00**
(NAME) **412 GRAPEVINE AVENUE**	(NAME)	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, SANDRA P. EVERHART AND HUSBAND, ANTHONY WAYNE EVERHART,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRAVIS GLENN MANN,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 10 of the Resubdivision of part of Lot 17 in Montague Subdivision, of record in Plat Book 547, page 100, Register's Office for Davidson County, more accurately described according to a survey by Tommy E. Walker TN. Lic. No. 1465 dated 5-29-02 as follows:

Beginning at an iron pin in the northwesterly margin of Fernbank Drive, said pin being the most southeast corner of herein described tract and a common corner to Lot 9 of said subdivision; thence now leaving said margin N 54 03' 07" W, 150.00' to a set iron pin; thence N 35 45' 00" E, 57.30' to a set iron pin; thence S 54 03' 07" E, 150.00' to a set iron pin in the northwesterly margin of said Fernbank Drive; thence with said margin S 35 45' 00" W, 57.30' to the point of beginning containing 0.197 acres more or less.

Being the same property conveyed to Sandra P. Everhart and Anthony Wayne Everhart from The Rosen J. Ellison Trust by quitclaim deed dated July 13, 2002, of record in Instrument No. 20020724-0088950, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 547, page 100, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1100 FERNBANK DRIVE, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 29th day of January, 2019.

SANDRA P. EVERHART

ANTHONY WAYNE EVERHART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra P. Everhart and Anthony Wayne Everhart,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of January, 2019.

My commission expires: **May 2, 2022**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

