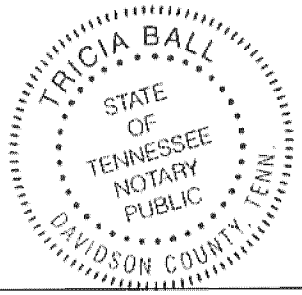
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Melissa Hanis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2019.

Tricia Ball
Notary Public

MY COMMISSION EXPIRES: 9/7/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laurence D Everett	new owner	18100007500
(NAME)	(NAME)	
6354 Pettus Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cheryl Simons Barton**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Laurence D Everett and Martha J Everett, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a tract or parcel of land located in Davidson County, Tennessee, said tract being a part of the property conveyed to James G. Jenkins and wife Bertha Jenkins by deed of record in Book 2453, Page 233, R.O.D.C, and being more particularly described as follows:

Beginning at a point located in the southerly Right-of-Way line of Pettus Road, said point being the northeasterly corner of the James P. Carroll, Jr. property, and being the northwesterly corner of this tract,

Thence, with the southerly Right-of-Way line of Pettus Road S 82 deg 11 min 50 sec E, 200.50 feet to an iron rod (new),

Thence, leaving said Right-of-Way line with the westerly line of property conveyed to Carneal W. Lytle and wife Penny J. Lytle by deed of record in Book 10051, Page 695, R.O.D.C, S 03 deg 26 min 45 sec W, 515.50 feet to an existing iron pin,

Thence, with the northerly line of property conveyed to Life Community Church by deed of record as Instrument No. 20050914-0110751, R.O.D.C, N 87 deg 48 min 30 sec W, 206.20 feet along an old woven wire fence to an existing iron pin,

Thence, with the easterly line of property conveyed to the aforementioned James P. Carroll, Jr. by deed of record as Instrument No. 20130815-0085743, R.O.D.C, N 04 deg 06 min 45 sec E, 535.28 feet to an iron rod (new) and the point of beginning, according to survey prepared by Benny M. Cantrell, Tennessee RLS 1638, P.O. Box 293192, Nashville, TN. 37229, dated January 11, 2016.

Karen Johnson Davidson County
Batch# 200199 DEEDWARR
02/28/2019 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20190228-0018211

Being the same property conveyed to Cheryl Simons Barton, unmarried, by deed from Donna Sullivan and Dianne Gossett, Co-Executrix of The Estate of Bertha Luvayne Jenkins, dated January 19, 2016, of record in Instrument No. 20160121-0006193, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.
Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.
Any inaccuracy in the area, square footage, or acreage of land described in Schedule A. The company does not insure the area, square footage, or acreage of the land.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6354 Pettus Road, Antioch, TN 37013

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Effective the 27th day of February, 2019.

Cheryl Simons Barton

Cheryl Simons Barton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl Simons Barton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of February, 2019.

Notary Public:
My Commission Expires: 11/14/21

THOMAS SIDWELL K. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

True Copy Certification

I, **PAUL F. SOPER**, 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 DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

