Karen Johnson Davidson County
Batch# 399612 DEEDWARR
05/13/2020 12:16:30 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20200513-0049669

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 7th day of May, 2020.

Notary Public
My commission expires: 07/09/2022

02-2003-50845

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Joseph Combs 8011 Regency Drive Nashville TN 37221	Joseph Combs 8011 Regency Drive Nashville, TN 37221	128-14-0-106.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bryan A. Everett, widowed**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Joseph Combs and Mary Combs, husband and wife and William Combs, an unmarried man as Tenants in Common with Rights of Survivorship** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of Section Three, Harpeth Park, of record in Book 4175, Page 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bryan A. Everett and Teri L. Everett, husband and wife by Quitclaim Deed from Bryan A. Everett, a married man, joined by his spouse, Teri L. Everett,, dated August 11, 2017, recorded August 30, 2017, of record in Instrument No. 20170830-0089224, Register's Office for Davidson County, Tennessee. Teri L. Everett died on September 8, 2017 leaving Bryan A. Everett as Sole Surviving Tenant by the Entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **8011 Regency Drive, Nashville, TN 37221.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 7th day of May, 2020.

Bryan A. Everett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bryan A. 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 in Franklin, TN, this 7th day of May, 2020.

Notary Public

My Commission expires: 03/08/21

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY