WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Brenda S. Geoghagan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires January 28, 2002

Davidson County DEEDWARR
Recvd: 11/02/00 14:31 2pgs
Fees:11.00 Taxes:925.00

20001102-0108976

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda S. Geoghagan	Bank of America Mortgage	MAP 130-3
(NAME) 4019 Sunnybrook Drive	(NAME) 2059 Northlake Parkway	PARCEL 107
(ADDRESS) Nashville, TN 37205	(ADDRESS) Tucker, GA 30084	7DA-33875
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Glenn W. Eason,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenda S. Geoghagan and Husband, Larry J. Geoghagan**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *and wife, Janet P. Eason GNC

Being Lot No. 7 on the Plan of Royal Oaks - Veevers' Addition, as of record in Plat Book 2083, Page 13, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 7 fronts 125 feet on the west side of Sunnybrook Drive and runs back 486.15 feet on the north line and 487.98 feet on the south line to a dead line in the rear, on which it measures 125 feet.

Being the same property conveyed to Glenn W. Eason by deeds of record in Book 5061, Page 45 and Book 8524, Page 505, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4019 Sunnybrook Drive, Nashville, TN 37205
(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 my/our hand(s) this 30th day of October, 2000.

Janet P. Eason
Janet P. Eason

Glenn W. Eason
Glenn W. Eason

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 Glenn W. Eason*, the bargainor , 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 30th day of October, 2000.

My Commission Expires:_____

Notary Public

* and wife, Janet P. Eason

File Number200010249
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

JEFF FARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires
January 26, 2002