Davidson County DEEDWARR
Recvd: 07/11/07 14:50 2 pgs
Fees:12.00 Taxes:0.00
20070711-0082775

This transfer is exempt from the Tennessee real estate recording tax pursuant to Chapter 721, Public Acts 1994, amending T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Barbara D. Eaton
Affiant

Subscribed and sworn to before me this 9th day of July, 2007.

Rick J. Hahn
Notary Public

My Commission expires: 3/29/11

Rick J. Hahn Notary Public at Large Williamson Co. Tenn

This instrument was prepared by:
John R. Vermillion
5115 Maryland Way
Brentwood, Tennessee 37027

Address New Owner as Follows:
The Barbara D. Eaton Revocable Living Trust
1504 Oakland Acres Drive
Madison, Tennessee 37115

Send Tax Bills to:
The Barbara D. Eaton Revocable Living Trust
1504 Oakland Acres Drive
Madison, Tennessee 37115

Map-Parcel Numbers:
051-11-0. 093.00

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that BARBARA D. EATON, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, transferred and conveyed and does hereby bargain, sell, transfer and convey unto BARBARA D. EATON, as Trustee for THE BARBARA D. EATON REVOCABLE LIVING TRUST, its heirs, successors and assigns, her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20, on the Plan of Section Eleven, Oakland Acres, of record in Plat book 3700, Page 26, said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Barbara D. Eaton, unmarried, by deed from William F. Jackson, Jr. and Retha M. Jackson, Trustees of the Jackson Family Revocable Living Trust, of record as Instrument Number 20011112 0123924, Register's office for Davidson County, Tennessee.

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.

Source of Grantor's interest is a Deed recorded in Book _____, Page _____, of the Register's Office of _____ County, Tennessee.

The above described property is ☒ improved ☐ unimproved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

WITNESS my hand this 9th day of July, 2007.

Barbara D. Eaton
BARBARA D. EATON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA D. EATON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 9th day of July, 2007.

Rick J. Hahn
Notary Public, State of Tennessee
My Commission expires: 3-29-11.

Rick J. Hahn Notary Public at Large Williamson Co. Tenn.