BILL GARRETT, Davidson County
Trans:T20090059362 DEEDWARR
Recvd: 08/31/09 09:57 2 pgs
Fees:13.00 Taxes:543.90
20090831-0081352

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $147,000.00

Subscribed and sworn before me this the 28th day of August, 2009.

Affiant

(Affix Seal) 5-6-2013

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

Notary Public

WARRANTY DEED

900876

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Jonathan Brent Eubanks
3101 Hunters Hill Road
Nashville, TN 37214

Send tax bills to:
New Owner

Map 84-12, Parcel 44

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

William Randall Ferrell and wife, Kristen Ferrell

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Jonathan Brent Eubanks

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 72 on the Revised Plat of Lots 72, 73, 74 and 76, Knob Section, Lincoya Hills as of record in Plat Book 2331, Page 6, and revised in Plat Book 2330, Page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 begins at a point in the southwesterly margin of Hunter's Hill Road, the common corner of Lots 72 and 73; thence along the line between said lots, southwardly 244.9 feet to a point; thence in a northwestwardly direction 210.2 feet to a point in the southeasterly margin of Windemere Circle, thence with the margin of Windemere Circle, northwestardly 139.89 feet to a concrete monument, the beginning of a curve; thence around said curve, in a southeasterly direction 32.41 feet to a concrete monument in the southwesterly margin of Hunter's Hill Road; thence with the margin of same, southeastwardly 102.0 feet to the point of beginning.

Being all of the same property conveyed to William Randall Ferrell and wife, Kristen Ferrell by deed dated 9/23/05 from Amanda N. Guffey, Successor Trustee for the Chester Gentry Revocable Living Trust of record in Instrument No. 20051012-0123148, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2009, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 3101 Hunters Hill Road, Nashville, TN, 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 28th day of August, 2009.

William Randall Ferrell

Kristen Ferrell

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 William Randall Ferrell and wife,, Kristen Ferrell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2009.

My commission expires:_____

Notary Public

ROBBIN YOUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010