File No. 290800431

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090060970 DEEDWARR
Recvd: 09/04/09 08:35 2 pgs
Fees: 13.00 Taxes: 610.50

20090904-0083345

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Helen Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2009.

Debbie A. Serbin
Notary Public

MY COMMISSION EXPIRES: 2-3-2013
(AFFIX SEAL)

DEBBIE A. SERBIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Eubanks	Lee Eubanks	
(NAME)	(NAME)	
669 Dutchmans Drive		MAP/PARCEL 07508021100
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **We, Susan Dianne Conn Nelson, a married woman and Husband, Mark Nelson**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Lee Eubanks, a single man**, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30, Hunters Hill, Section 1, of record in Plat Book 5800, Page 350, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to SUSAN DIANNE CONN by deed from GARY L. CONN, JR. of record in Instrument No. 20070410-0042722 on 03/30/2007 and filed for record on 04/10/2007, Register's Office for DAVIDSON County, Tennessee.

The said Susan Dianne Conn having since married is now known as Susan Dianne Conn Nelson. Susan Dianne Conn and Susan Dianne Conn Nelson are one in the same person.

The said Susan Dianne Conn is joined in this conveyance by her husband, Mark Nelson to waive any and all interest he has in said property.

Restrictions of record in Book 6215, Page 881, Book 6223, Page 335, Book 6489, Page 932, Book 6553, Page 441, said Register's Office.

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

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 ☒ property, known as 669 Dutchmans Drive, Hermitage, TN 37076
(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), HIS heirs and 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), HIS 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 hands this 31st day of August, 2009.

Susan Dianne Conn Nelson
by Mark Nelson, ATTY in fact

Susan Dianne Conn Nelson

Mark Nelson

Mark Nelson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mark Nelson, 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 at Mt Juliet, Tennessee, this 8/27/2009.

My Commission Expires: 11.28.09

Notary Public

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mark Nelson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is in, pursuant to Power of Attorney of record in Book _____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Susan Dianne Conn Nelson, a married woman (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 8/31/2009.

My Commission Expires:. 11.28.09

, Notary Public.

File Number: 290800431

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122