WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100047594 DEEDWARR
Recvd: 08/03/10 10:32 2 pgs
Fees:13.00 Taxes:1098.90

20100803-0060877

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2010

Notary Public:

MY COMMISSION EXPIRES: 4/23/13
(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William C. Eaton	Quicken Home Loans, Inc.	Parcel ID:
209 Bellevue Rd.	20555 Victor Pkwy.	14215011500
Nashville, TN 37221	Livonia, MI 48152	

FOR AND IN 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

Bobby Mangrum, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto **survivorship**
William C. Eaton, a single man and Heather N. Jacobs, a single woman, tenants in common with full right of /
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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat Resubdivision of Lot Two, Hulan Heights and Resubdivision of Lot 2 of the Resubdivision of Lot One, Westside Cumberland Presbyterian Subdivision of record in Instrument 20051027-0130029, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Bobby Mangrum and wife, Evelyn Mangrum by deed from George Dunn General Contractors, Inc. of record in Instrument 20071019-0123958, said Register's Office. The said Evelyn Mangrum now being deceased.

This conveyance is subject to Restrictive Covenants of record in Book 7243, Page 949, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20051027-0130029; and (3) Easement to Harpeth Valley Utility District of record in Instrument 20070514-0057417; Instrument 20070514-0057418; Instrument 20050210-0015694; and Instrument 20050210-015695 and Utility and Drainage Easement of record in Instrument 20040802-0092213, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 209 Bellevue Rd., 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 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 hand this 30th day of July, 2010.

Bobby Mangrum

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby Mangrum, 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 at Nashville, Tennessee, this 30th day of July, 2010.

My Commission Expires: 11/7/12

Notary Public



Record and return to:
Hallmark Title Company
3027 Hwy 31 W
White House, TN 37188