File No. 100300

WARRANTY DEED

Record & Return to:
Advance Title Services, LLC
239 John Rice Boulevard, Suite C
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2010

Notary Public

MY COMMISSION EXPIRES: 10-19-13

(AFFIX SEAL)

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie L. Massey	JP Morgan Chase Bank NA	163 11 0A 031.00
(NAME) 404 Oak Forge Drive	(NAME) P.O. Box 78420	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Phoeniz, AZ 85062-8420	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Carrie L. Eaton and husband, Tate C. Eaton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephanie L. Massey, unmarried, 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:

Being Unit No. 31 on the plan of Third Revision, Bell Forge Village, Section Two, of record in Book 6900, page 250, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carrie L. Eaton and husband, Tate C. Eaton by deed from Melinda Vallem, unmarried, dated March 31, 2006 and recorded on April 4, 2006 in Instrument No. 20050404-0038609, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 6350, page 858 and Book 7224, page 209, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6040, page 576; and Book 6306, page 644; and Book 11348, page 899, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 7224, page 241; and Book 7461, page 656; and Book 7552, page 83, Register's Office for Davidson County, Tennessee.

Articles of Incorporation/Charter of Bell Forge Village Homeowners' Association of record in Book 6887, page 496 and Book 7491, page 884, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100050019 DEEDWARR
Recvd: 08/12/10 11:04 2 pgs
Fees:13.00 Taxes:266.40
20100812-0063743

File No. 100300

unimproved ☐

This is improved ☒ property, known as 404 Oak Forge Drive, Antioch, TN 37013

(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 our hands this 6th day of August, 2010.

Carrie L. Eaton

Carrie L. Eaton

Tate C. Eaton

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 Carrie L. Eaton and husband, Tate C. Eaton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of August, 2010.

Commission expires:

2/28/12

Rebecca Campbell
State Of Tennessee Notary Public
Summer County

Notary Public