Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0482

BILL GARRETT, Davidson County
Trans:T20100051667 DEEDWARR
Recvd: 08/19/10 14:30 2 pgs
Fees:13.00 Taxes:1095.20
20100819-0065748

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of August, 2010

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public
Commission Expires: 5/8/2012

ADDRESS OF NEW OWNER:
John Houston
Katie Houston
43 Nickleby Down
Brentwood, TN 37027

SEND TAX BILLS TO:
John Houston
Katie Houston
43 Nickleby Down
Brentwood, TN 37027

MAP & PARCEL
172-01-0A-032.00

WARRANTY DEED

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, I/WE,

David R. Eby and wife, Andrea M. Eby

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Houston and wife, Katie Houston

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 located in Davidson County, Tennessee, being Lot Number 32 of Copperfield Revised, of record in Plat Book 6900, pages 555-559, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David R. Eby and Andrea M. Eby by Warranty Deed from Jon D. Ross, Trustee, dated 3/2/04 and recorded 3/2/04 in Instrument Number 20040302-0023642, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 43 Nickleby Down Brentwood, TN 37027.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of August, 2010

David R. Eby

Andrea M. Eby

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David R. Eby and Andrea M. Eby, 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 Brentwood, Tennessee this 12th day of August, 2010.

Notary Public

Commission Expires: 5/8/2012

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN