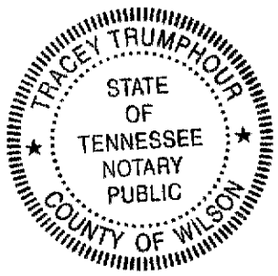
File No. 210090464

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Virginia Sue Eubanks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2010.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 10/04/10 12:57 3 pgs
Fees:18.00 Taxes:499.50
20101004-0079100

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy E. Eubanks	Billy E. Eubanks	
(NAME)	(NAME)	MAP/PARCEL 064120A30800
1614 Pleasant Grove Rd.	SAME	
(ADDRESS)	(ADDRESS)	
mt. Juliet, TN. 37122		
(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, James M. Jones and Carolyn P. Jones, as trustees of the James and Carolyn Jones Trust**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Billy E. Eubanks and Virginia Sue Eubanks, husband and wife**, hereinafter called the grantee(s), 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 being Lot No. 308, FOX RUN, Second Revision – Part of Sec. 2 and First Revision – Part of Sec. 1, as shown by plat of record in Plat Book 6250, page 118, of the Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to James M. Jones and Carolyn P. Jones, as trustees of the James and Carolyn Jones Trust by QuitClaim Deed to Trustee dated May 17, 2006 from Carolyn P. Jones and husband, James M. Jones and filed of record on May 19, 2006 in Instrument No. 20060519-0058824, Register's Office for Davidson County, Tennessee.

Easement to Cumberland Utility District and First Suburban Water Utility District as shown of record in Book 8035, Page 646, Register's Office for Davidson County, Tennessee.

Master Deed as shown of record in Book 5535, Page 713, Register's Office for Davidson County, Tennessee.

Amendment of Master Deed as shown of record in Book 5895, Page 516, Book 5936, Page 301, Book 6370, Page 817 and Book 8510, Page 95, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 5208, Page 188, Register's Office for Davidson County, Tennessee.

By-Laws as shown of record in Book 4956, Page 590, Register's Office for Davidson County, Tennessee.

Amendment of By-Laws as shown of record in Book 5174, Page 609, Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1 and Book 8510, page 100, Register's Office for Davidson County, Tennessee.

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 308 Thunder Place, 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), THEIR 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), 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 28th day of September, 2010.

Trustee
James M. Jones

Carolyn P. Jones Trustee
Carolyn P. Jones

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James M. Jones and Carolyn P. Jones, with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Trustee of the James and Carolyn Jones Trust the within named bargainer, a Trust, and that, James M. Jones and Carolyn P. Jones, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness our hands at office this 28th day of September, 2010.

Commission expires: 9.2.2013

Tracey Trumphour
Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210090464

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

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

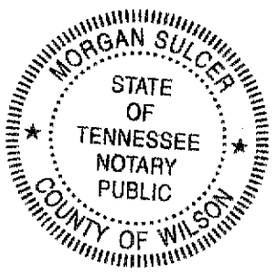
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: September 2, 2013