MRS 11-2048

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Stephen Tucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2011

Carla Johnson
Notary Public

MY COMMISSION EXPIRES: 12-17-11
(AFFIX SEAL)

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

RETURN TO:
FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128

BILL GARRETT, Davidson County
Trans: T20110040044 DEEDWARR
Recvd: 07/05/11 11:33 2 pgs
Fees: 13.00 Taxes: 388.50
20110705-0051145

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Tucker Daniel	Roundpoint Mortgage Company	13312027400
(NAME) 3820 Eckhart Drive	(NAME) 5032 Parkway Plazza Blvd. Suite 100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Charlotte, NC, 28217	
(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, I/WE, **David L. Daniel, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen Tucker Daniel, married**, 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. 89 on the Plan of Revision of Lot 80-93, Section 4, Greenwood Hills, of record in Book 4955, page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 89 fronts 65.00 feet on the northerly side of Eckhart Drive and runs back between parallel lines 155.0 feet to a line in the rear which measures 65.0 feet thereon.

Being the same property conveyed to David L. Daniel by Warranty Deed from Metropolitan Nashville Airport Authority dated January 5, 1994, of record in Book 9232, page 727, Register's Office of Davidson County, Tennessee.

Brenda Daniel, spouse of David L. Daniel, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3820 Eckhart Drive, Nashville, TN 37211

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, has 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 **30th** day of **June, 2011**

David L. Daniel

Brenda Daniel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, **David L. Daniel and Brenda Daniel**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **June, 2011**

Notary Public

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 12.17.11