WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110080936 DEEDWARR
Recvd: 12/21/11 14:56 2 pgs
Fees:13.00 Taxes:286.75
20111221-0099839

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00

Coreen Mowrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-19-14
(AFFIX SEAL)

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires January 19, 2014

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Eaker and Mary Elaina Eaker	Fifth Third Mortgage Company	096-10-0-057.00
(NAME)	(NAME)	
605 Cottonwood Drive	5001 Kingsley Dr. MD: 1MOCBQ	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Cincinnati, Ohio 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Stephen Douglas Fullington, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradley Eaker and Mary Elaina Eaker, husband and wife,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 109 on the Plan of CloverHill, Section II, as of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description.

Being the same property conveyed to Stephen Douglas Fullington, unmarried, by Warranty Deed from Peggy Baker, dated September 6, 2002, of record in Instrument No. 20020910-0109827, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; All matters appearing on the Plan of record in Plat Book 2133, page 46, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 605 Cottonwood Drive, Nashville, Tennessee 37214

(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 my hand this _____ day of December, 2011.

Stephen Douglas Fullington

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Stephen Douglas Fullington, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 16th day of December, 2011.

Notary Public

My Commission Expires: 10/22/12

ROBIN R. KELLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD