Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner
The actual consideration or value, whichever is greater, for this transfer is $216,900.00

Affiant

Subscribed and sworn to before me, this 11 day of July, 2013.

Notary Public
My commission expires: 8/23/16

LINDSEY G. BOSWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

02-1307-48594

[redacted]

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Hunter Eubanks<br>3473 Cobble Street<br>Nashville TN 37211 | New Owner | 172-15-0-A 030.00 CO |

[redacted]

**WARRANTY DEED**

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Scot M. Sherrod and wife, Christa V. Sherrod, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Hunter Eubanks and wife, Devon McCain, hereinafter called the Grantees, their successors 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. 40, on the Plan of Section Three, Holt Woods, of record in Plat Book 7900, Page 977, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Scot M. Sherrod and wife, Christa V. Sherrod, by deed from Timothy A. Mattingly and wife, Heather D. Mattingly, dated 1/16/98 and of record in Book 10776, Page 598, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3473 Cobble Street, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20130061639 DEEDWARR
Recvd: 07/19/13 09:33 2 pgs
Fees:13.00 Taxes:802.53
20130719-0074782

WITNESS my hand this 11th day of July, 2013.

Scot M. Sherrod

Christa V. Sherrod

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scot M. Sherrod and Christa V. Sherrod, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 11th day of July, 2013.

Notary Public
State of Tennessee at Large

**My Commission expires** 1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON