BILL GARRETT, Davidson County
Trans:T20130067602 DEEDWARR
Recvd: 08/07/13 08:49 2 pgs
Fees:13.00 Taxes:1165.50
20130807-0082591

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

STEPHANIE MCPEAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 15th day of July, 2013.

Notary Public
My commission expires: 1-11-17

02-1306-48559

Address of New Owner:	Send Tax Bills to:	Tax Information
Deborah K. Eagle 8125 Middlewick Lane Nolensville TN 37135	New Owner	186-04-0-A-045.00

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, Lennie Alston, III and wife, LaQuita C. Alston, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Deborah K. Eagle, unmarried, 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. 155, on the Plan of Burkitt Place, Phase 1-A, Section 2, of record in Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction in Instrument No. 20060427-0048556, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lennie Alston, III and wife, LaQuita C. Alston by deed from Celebration Homes, LLC, dated October 31, 2008, recorded November 6, 2008, of record in Instrument No. 20081106-0110662, 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 8125 Middlewick Lane, Nolensville, TN 37135

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.

WITNESS my hand this 15th day of July, 2013.

Lennie Alston, III

LaQuita C. Alston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lennie Alston, III and LaQuita C. Alston, 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 15th day of July, 2013.

Notary Public
State of Tennessee at Large

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

My Commission expires

1/19/14