BILL GARRETT, Davidson County
Trans: T20130094288 DEEDWARR
Recvd: 11/04/13 16:01 2 pgs
Fees: 13.00 Taxes: 1017.50

20131104-0114511

WARRANTY DEED

R-PP-13-5225

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer McEachern	Farmington Financial Group LLC	
1000 Acklen Avenue	(NAME) 2002 Richard Jones Road Suite 300A	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37215	160-04-0-039.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH L. MANKIN AND WIFE, COURTNEY L. MANKIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER MCEACHERN AND HUSBAND, GIDEON L. MCEACHERN , hereinafter called the Grantee(s), their heirs and assigns, that 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. 928 ON THE PLAN OF BRENTWOOD HALL, SECTION IX OF RECORD IN PLAT BOOK 2331, PAGE 92, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH L. MANKIN AND WIFE, COURTNEY L. MANKIN BY DEED FROM SYDNEY PAIGE MCCLAIN, UNMARRIED OF RECORD AT INSTRUMENT NO. 20060718-0086209, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 17, 2006 AND RECORDED ON JULY 18, 2006.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2331, PAGE 92; RESTRICTIONS OF RECORD IN BOOK 2488, PAGE 349 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 5225 Trousdale Drive, Nashville, Tennessee 37220
(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 my/our hand(s) this 30th day of October, 2013.

Joseph L. Mankin

Courtney L. Mankin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph L. Mankin and Courtney L. Mankin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of October, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903