WARRANTY DEED

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Stroud	Tennessee Bank & Trust	182010a09900 CO
(NAME)	(NAME)	
828 Daybreak Drive	4007 Hillsboro Road	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Nashville, TN 37215	
(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, WE, Ellison Rhodes and Geneva Rhodes, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Stroud, an unmarried man, 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. 170 on the Plan of Phase One, Section Two, Sunset Hills, RS-10 Subdivision, - Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 200712200146323, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ellison Rhodes and Geneva Rhodes, husband and wife, by deed of record in Instrument Number 20080804-0079564, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Phase One, Section Two, Sunset Hills, RS-10 Subdivision, - Cluster Lot Option, a Planned Unit Development of record in Instrument No. 200712200146323, Register's Office for Davidson County, Tennessee. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 2, Phase I, Sunset Hills, as recorded in Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee. Covenants, Conditions and Restrictions as set forth on Deed recorded in Book 5894, Page 186, Book 5388, Page 713 and Instrument Nos. 20070605-0067129 and 20110203-0009586, Register's Office for Davidson County, Tennessee. Charter on Sunset Hills Homeowners Association recorded at Instrument No. 20070605-0067128, Register's Office for Davidson County, Tennessee. Agreement for Stormwater recorded at Instrument Nos. 20060406-0039475 and 20071010-0120325, Register's Office for Davidson County, Tennessee. Easement for Underground Sanitary, recorded in Instrument No. 20070710-008248, Register's Office for Davidson County, Tennessee. Easement for Right of Way, recorded in Instrument No. 20071109-0132386, Register's Office for Davidson County, Tennessee. Deed of Sunset Hills HOA recorded in Instrument No. 20080211-0013604, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 828 Daybreak Drive, Cane Ridge, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20140006437 DEEDWARR
Recvd: 01/28/14 14:09 2 pgs
Fees:13.00 Taxes:647.50
20140128-0007765

Witness our hands this 17th day of January, 2014.

Ellison Rhodes

Ellison Rhodes

Geneva Rhodes

Geneva Rhodes

STATE OF Alabama
COUNTY OF Mobile

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellison Rhodes and Geneva Rhodes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mobile, AL this the 17 day of January 2014.

Commission expires: 10·02·17

Rebecca Spivey George

Notary Public

REBECCA SPIVEY GEORGE NOTARY PUBLIC ALABAMA STATE AT LARGE

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122