BILL GARRETT, Davidson County
Trans:T20140045776 DEEDWARR
Recvd: 06/27/14 09:39 2 pgs
Fees:13.00 Taxes:440.30
20140627-0056341

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$119,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11 DAY OF June, 2014.
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHAMEKA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Daniel Lee Eberhardt<br>5109 Greer Station Drive<br>Hermitage, TN 37076 | Same as new owner | Map & Parcel<br>075-12-0-A-056.00CO |

For and in 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,

**Diane J. Powell and husband, Harry R. Powell**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Daniel Lee Eberhardt, unmarried**

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:

Being Lot No. 87, on the Revised Plan of Greer Meadows at Cedar Creek, Section One, of record in Plat Book 7900, Page 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Diane J. Powell and husband, Harry R. Powell by Deed from Christopher Wilcoxson and wife, Anna Wilcoxson dated July 23, 2008 of record in Instrument Number 20080728-0077134, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) All matters affecting said premises as shown on Plat of record in Plat Book 7900, Page 115, Register's Office for Davidson County, Tennessee.
3) By-Laws of record in Book 8060, Page 685, Register's Office for Davidson County, Tennessee, Charter of Greer Meadows at Cedar Creek of record in Book 8060, Page 680, said Register's Office, including liens for assessments as provided therein, and Restrictive Covenants contained in Book 8060, Page 692, Book 8239, Page 649, and Book 10802, Page 402, said Register's Office.
4) Easement for utility lines / right-of-way granted to Masterpiece Homes, Inc. of record in Book 7037, Page 853, said Register's Office.
5) Easement for sewer lines granted to First Suburban Water Utility District of Davidson County of record in Book 5609, Page 636, said Register's Office.
6) Easement for stormwater detention agreement granted to Metro Government of record in Book 6634, Page 229, said Register's Office.
7) Consent to sewer easement of record in Book 7760, Page 784, said Register's Office
8) Conveyance to HOA for open space of record in Book 8060, Page 714, said Register's Office
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **5109 Greer Station Drive, Hermitage, TN 37076**
(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 our hand(s) this 11th day of June, 2014.

Diane J. Powell

Harry R. Powell

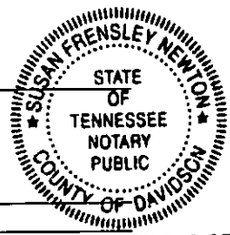
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Diane J. Powell and Harry R. Powell, with whom I am personally acquainted, (or who 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, at office, this 11th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17




MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076