Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-2185

WARRANTY DEED

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF Tennessee
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Lacey Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2014.

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: 5/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lacey Gregory	SAME	109060D03100CO
(NAME)	(NAME)	
1561 Lincoya Bay Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/13/14 09:39 3 pgs
Fees:18.00 Taxes:625.30
20140813-0072999

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Fred E. Eubank and wife, Lena F. Eubank**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lacey Gregory, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or 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 Unit No. 1561, on the plan of The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, filed as Exhibit "C" to the First Supplementary Declaration of Covenants, Conditions and Restrictions of record in Instrument 200410280129585, and as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200406280076712, as supplemented in Instrument 200410280129585 and Instrument 200509230114373, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Fred E. Eubank and wife, Lena F. Eubank and Kelly Barnett unmarried, tenants in common with full right of survivorship by Warranty Deed dated 11/02/2007 from Edward Joseph Hernandez and wife, Susan E. Hernandez of record in Instrument 200711060131119, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fred E. Eubank and wife, Lena F. Eubank by Quit Claim Deed dated 05/15/2014 from Kelly Barnett Malleck, unmarried, (f/k/a Kelly Barnett) of record in Instrument 201405280045839, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. Declaration of Covenants, Conditions and Restrictions for the Cottages at Williams Bend, a Horizontal Property Regime with Private Elements of record in Instrument 200406280076712, as supplemented in Instrument 200410280129585 and Instrument 200509230114373; 2. All matters set out in document including but not limited to an Easement of record in Book 5406, Page 470; 3. Easement Agreement of record in Book 6185, Page 216; 4. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7121, Page 169; 5. Easement Agreement of record in Book 7498, Page 726, as

JE L.E.

amended in Instrument 20000310032369 and Instrument 200212040149457; 6. Grant of Easement of record in Instrument 20130517005096, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1561 Lincoya Bay Drive, Nashville, TN 37214
(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), her heirs and/or 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), her heirs and/or 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 hands this 8th day of August, 2014.

Fred E. Eubank

Lena F. Eubank

State of South Carolina
County of Greenville

Personally appeared before me Fred E. Eubank and Lena F. Eubank, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of August, 2014.

Notary Public _____
My Commission Expires: _____

My Commission Expires November 09, 2022

WHITNEY FERGUSON NOTARY PUBLIC COMM. EXP. NOVEMBER 9, 2022 SOUTH CAROLINA

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

File No.: 01451-2185
SMG TN Warranty Deed

F.E. L.E.

True Copy Certification

I, Carol M. Holmes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carol M Holmes

Carol M. Holmes

State of Tennessee)
County of Rutherford)

Personally appeared before me, Sasha Knowles, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sasha Knowles

Sasha Knowles, Notary Public

My Commission Expires: 7/11/17

Notary Seal

