Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140067668 DEEDWARR
Recvd: 09/11/14 09:13 2 pgs
Fees:13.00 Taxes:451.40
20140911-0083186

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $122,000.00

Affiant

Subscribed and sworn to before me, this 9th day of August, 2014.

Notary Public
My commission expires: 3/24/17

06-1405-75657

Address of New Owner:	Send Tax Bills to:	Tax Information
Russell T. Small 3401 Anderson Road, Unit 125 Antioch TN 37013	New Owner	136-15-0B-154.00

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, **Michael P. Eaker**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Russell T. Small and wife Sara Small**, 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 Unit 125, a Horizontal Property Regime, Private Element, Phase 3, on the Plan of Smith Springs Townhomes, of record in Instrument No. 20040319-0031383, said Register's Office, to which plan reference is hereby for a more complete description.

Being the same property conveyed to Michael P. Eaker by deed from Regent Homes LLC, a Tennessee limited liability company, dated December 20, 2005, recorded December 28, 2005, of record in Instrument No. 20051228-0155752, 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 **3401 Anderson Road, Unit 125, Antioch, TN 37013.**

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 8 day of August, 2014.

Michael P. Eaker

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael P. Eaker, 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 Antioch, TN, this 8 day of August, 2014.

Notary Public

My Commission expires: 12-22-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLSON COUNTY
COMM. EXP. 12-22-15

Revised
01202014