BILL GARRETT, Davidson County
Trans: T20140071050 DEEDWARR
Recvd: 09/23/14 10:14 2 pgs
Fees: 13.00 Taxes: 425.50
20140923-0087122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 115,000.00

Affiant

Subscribed and sworn to before me, this 18th day of September, 2014

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRANI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
NATHAN J. EATON	**Primary Residential Mortgage,**	**12810023000**
7802 SAWYER BROWN RD	**1480 North 2200 West**	
NASHVILLE, TN 37221	**Salt Lake City, UT 84116**	

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 ACKNOWLEDGE, WE,

JOHNNY MACK BONE, UNMARRIED and CHARLES M. MONROE, JR., UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NATHAN J. EATON AND KAYLA W. EATON, HUSBAND AND WIFE

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 Number 6B on the Plan of Zone Lot Division, Section Two, Clunan Heights, of record in Plat Book 6250, Page 27 and amended in Book 6250, Page 362, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO JOHNNY MACK BONE and CHARLES M. MONROE, JR., AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM JOHNNY MACK BONE, UNMARRIED, DATED 01/17/2013 AND RECORDED ON 01/17/2013 IN INSTRUMENT NUMBER 20130117-0005956, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO JOHNNY MACK BONE, UNMARRIED BY CASH DEED FOR TENNESSEE FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D. C., DATED 10/27/2011 AND RECORDED ON 10/28/2011 IN INSTRUMENT NUMBER 20111028-0083911, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 7802 SAWYER BROWN RD, NASHVILLE, TN 37221.

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 in 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 my/our hand(s) this 18th day of September, 2014.

JOHNNY MACK BONE

CHARLES M. MONROE, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOHNNY MACK BONE and CHARLES M. MONROE, JR., the within named Grantor(s), 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, at office, this 18th day of September, 2014.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016