Davidson County	DEEDWARR
Recvd: 10/09/14 13:55	2 pgs
Fees:13.00 Taxes:869.50	
20141009-0093822	

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
14-0501M

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of October, 2014

Notary Public
Commission Expires: 5/5/15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Toni N. Johnson 53 Nickelby Down Brentwood, TN 37027	Wells Fargo Bank, NA 2701 Wells Fargo Way Minneapolis, MN 55467-8000	172-01-0A-037.00

WARRANTY DEED

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, I/WE,

The Estate of Wilma Jean Eaton

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Toni N. Johnson, a single person

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. 37 on the Plan of Copperfield, of record in Book 6900, Pages 555 through 559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Wilma Jean Eaton, unmarried, by Warranty Deed from Jacqueline Wagner and Francis Wagner and Bernadette Wagner, dated 3/14/94 and recorded 3/17/94 in Book 9281, Page 192, Register's Office for Davidson County, Tennessee. The said Wilma Jean Eaton having since died testate on or about November 27, 2012 at the age of 77 years old and was a resident of Davidson County, Tennessee. By virtue of Last Will and Testament of Wilma Jean Eaton, James Kenneth Eaton and Patricia Diane Eaton are her sole and living heirs. The said Patricia Diane Eaton is now married and known as Patricia Diane Gough.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 53 Nickelby Down, Brentwood, TN 37027.

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, her heirs and assigns forever; and we so 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of October, 2014.

The Estate of Wilma Jean Eaton

James Kenneth Eaton, Executor

James Kenneth Eaton, Individual

Patricia Diane Eaton nka Patricia Diane Gough

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

James Kenneth Eaton, Executor, James Kenneth Eaton, Individual and Patricia Diane Eaton nka Patricia Diane Gough

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 and official seal at Brentwood, Tennessee this 7th day of October, 2014.

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

Notary Public
My Commission Expires: _____

(Notary Seal)

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017