RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-2294

WARRANTY DEED

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140084388 DEEDWARR
Recvd: 11/07/14 14:10 2 pgs
Fees:13.00 Taxes:495.43

20141107-0103195

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of October, 2014.

(Affix Seal) Notary Public

My Commission Expires: 5-25-18

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ora SuzAnne Eubanks	Ora SuzAnne Eubanks	173.05-0A-197.00 CO
235 Hearthstone Manor Lane	235 Hearthstone Manor Lane	
Brentwood, TN 37027	Brentwood, TN 37027	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Tiffany N. Gray, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ora SuzAnne Eubanks, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1732 Red Jacket Drive, Town of Antioch, 37013, Davidson County, State of Tennessee, said premises being further described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 197, of the Plan of Barnes Crossing, a Horizontal Property Regime, filed as Exhibit "D" to and established by the Master Deed of record in Instrument 200507210084791, Master Deed rerecorded of record in Instrument 200508050092480, as amended of record in Instrument 200712270147998, as amended of record in Instrument 200712270147998, in the 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 the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Tiffany N. Gray, an unmarried woman from Tiffany G. Howard, a single woman by Quitclaim Deed dated September 15, 2008 and recorded September 23, 2008 in Instrument #200810230106100, Register's Office for Davidson County, Tennessee.

( ) unimproved property known as
This is (X) improved property know as 1732 Red Jacket Drive, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 31st day of October, 2014

Tiffany N. Gray

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Tiffany N. Gray, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson Tennessee, this 31st day of October, 2014.

Notary Public
My Commission Expires: 12-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY