Davidson County DEEDWARR Recvd: 02/03/15 16:07 3 pgs Fees:18.00 Taxes:403.30 **20150203-0010238**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00 Affiant Subscribed and sworn to before me, this 26th DAY OF January, 2015. Notary Public MY COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)

PAMELA JO CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

BR14-3409

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luke Smallbone	Everett Financial Inc. dba	
1549 Celebration Way	(NAME) 14801 Quorum Drive Suite 300	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Dallas, TX 75254	050-02-0-072.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EDEN POINTE ENTERPRISES, LLC,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LUKE SMALLBONE AND COURTNEY A. SMALLBONE, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Section III, Willow Creek of record in Plat Book 5200, Page 631, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eden Pointe Enterprises, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Don E. Hayes, unmarried of record in Instrument No. 20101025-0085242 Register's Office for Davidson County, Tennessee, dated October 22, 2010 and recorded on October 25, 2010.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 5200, Page 631, Book 6217, Page 956, and in Book 6620 Page 858, ; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property known as 3409 - 3411 Meadow Ct, Nashville, Tennessee 37207
(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), their heirs and 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), 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 26th day of January, 2015.

Eden Pointe Enterprises, LLC

By: Don E. Hayes, Member

STATE OF Tennessee
COUNTY OF Davidson

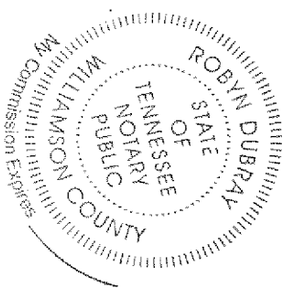
On this the 26th day of January, 2015, before me personally appeared Don E. Hayes, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Eden Pointe Enterprises, LLC,, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of January, 2015.

Notary Public

My Commission Expires: 9/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cassie Lovvorn, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cassie Lovvorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

