BILL GARRETT, Davidson County
Trans: T20150038205 DEEDWARR
Recvd: 05/18/15 09:47 2 pgs
Fees: 13.00 Taxes: 661.93
20150518-0045262

Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP152231

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $178,900.00

Melissa Heavener
Affiant

Subscribed and sworn to before me, this 15th day of May, 2015.

Tammy D. Mellons
Notary Public
My commission expires: 3-8-16

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jared Eidson 307 Highland Heights Dr. Goodlettsville, TN 37072	Farmington Mortgage, a Division of Capstar Bank 2002 Richard Jones Rd., Suite 300A Nashville, TN 37215	025-150-027.00

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 **Lee G Rhodes and Vickie L Harris, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jared H Eidson, an unmarried man** 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 Lot No. 41, on the plan of Highland Heights Acres, as shown on plat of record in Plat Book 3700, Page 97, as amended in Book 4633, Page 4444, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lee G. Rhodes and Vickie L. Harris, husband and wife by Warranty Deed dated 4/15/14 from Pamela Ford, Trustee of the Bobby Cannon Special Needs Trust of record in Instrument No. 20140416-0031705, 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 307 Highland Heights Drive, Goodlettsville, TN 37072

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 15th day of May, 2015.

Lee G Rhodes

Vickie L Harris

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lee G Rhodes and Vickie L Harris, 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 Spring Hill, TN, this 15th day of May, 2015.

State of Tennessee at Large

My Commission expires: 6/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY