BILL GARRETT, Davidson County
Trans:T20150042418 DEEDWARR
Recvd: 06/01/15 13:57 2 pgs
Fees:13.00 Taxes:388.50
20150601-0050487

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of May, 2015, by and between Tawanda Eckles and Michael Kinzer, a married couple, party of the first part, and Helga L Eubanks, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Unit No. 31, Second Revision of Section 2, Phase I, Leisure Heights, as shown on plat of record in Plat Book 6900, Page 440, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being all or part of the same property conveyed to Tawanda Eckles by virtue of that certain Warranty Deed dated November 25, 2009, at Instrument No. 20091202-0110352 in the Register's Office of Davidson County, Tennessee.

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), her 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Book 6146, Page 241, Book 6150, Page 585, Book 6259, Page 862, Book 6396, Page 504, Book 7303, Page 232, Easements at Book 6813, Page 450, Book 4984, Page 569, and Book 7478, Page 962; 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), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tawanda Eckles

Michael Kinzer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Tawanda Eckles and Michael Kinzer, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of May, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Helga L Eubanks

401 Leisure Lane
Antioch, TN 37013

Tax Parcel No 162160C03100CO

Property Address: 401 Leisure Lane
Antioch, TN 37013

MAIL TAX BILLS TO: First Community Mortgage, Inc

275 Robert Rose Drive, Murfreesboro, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $105,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of May, 2015.

Notary Public

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY