BILL GARRETT, Davidson County
Trans:T20150102163 DEEDWARR
Recvd: 12/03/15 08:28 2 pgs
Fees:13.00 Taxes:654.90
20151203-0121765

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $177,000.00.

Affiant

BEVERLY PARHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 20th day of November, 2015.

Notary Public
My commission expires: 11-13-18

04-1510-55781

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Shahn L. Donegan 2756 Fleet Drive Hermitage TN 37076	Ascend Federal Credit Union PO Box 1210 Tullahoma TN 37388	086-14-O-B.167.00

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, **Richard N. Eubanks, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shahn L. Donegan**, 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. 165, on the Plan of Revised Final Plat, Fleetwood Subdivision, Phase Two, Lots 160 to 168 (formerly 158 to 168), of record in Book 6900, Page 969, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard N. Eubanks, a single man by deed from William Troy Hopkins, unmarried, dated September 23, 2005, recorded October 4, 2005, of record in Instrument No. 20051004-0119490, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

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 2756 Fleet Drive, Hermitage, TN 37076.

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 20th day of November, 2015.

Richard N. Eubanks

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Richard N. Eubanks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 20th day of November, 2015.

TONJA COX
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
State of Tennessee at Large

My Commission expires: 5/23/16