BILL GARRETT, Davidson County
Trans:T20160003211 DEEDWARR
Recvd: 01/13/16 10:51 2 pgs
Fees:13.00 Taxes:554.63
20160113-0003557

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW150051

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2016.

NOTARY PUBLIC

My commission expires: 3-20-18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel W. Eubanks and wife, Cheryl L. Cohoon Eubanks 2627 River Meade Way Nashville, TN 37214	First Bank 318 Seaboard Ln #205 Franklin TN 37067	052 13 0B 327.00

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars ($149,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARJORIE WILLIS ROCKWELL AND HUSBAND, MICHAEL ROCKWELL**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL W. EUBANKS AND, CHERYL L. COHOON EUBANKS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot 11 on the Plan of River Glen Phase 7, of record in Instrument Number 20040212-0016958 and a part of the horizontal property regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by declaration of submission of record as Instrument Number 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marjorie Willis Rockwell and Michael Rockwell, wife and husband, by Quit Claim Deed, dated 1/26/2009, and recorded on 2/2/2009, of record in Instrument # 20090202-0008783, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2627 River Meade Way, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of January, 2016.

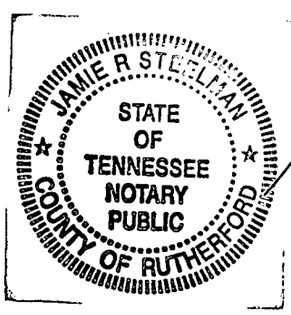
MARJORIE WILLIS ROCKWELL

MICHAEL ROCKWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Marjorie Willis Rockwell and husband, Michael Rockwell, 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 seal, this the 11th day of January, 2016.



Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18