WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/16 14:52 2 pgs
Fees:13.00 Taxes:536.50
20160805-0081619

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$145,000.00.

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 1st day of August, 2016

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cassandra B. McKissack	SAME	033-04-0-A-040.00CO
40 Rolling Meadows Drive		
Goodlettsville, TN 37072		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Richard Anderson Eaton**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cassandra B. McKissack**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 40 on the Plat of rolling Meadows, Section IV, of record in Book 6900, page 215, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, page 194 amended in Book 6926, page 472, said Register's Office.

Being the same property conveyed to Marjorie Ellen Buck, reserving a life estate unto herself, Richard Anderson Eaton and Joseph Michael Eaton, by deed from Marjorie Ellen Buck, unmarried, on May 21, 2010, of record in Instrument Number 20100610-0044927, Register's Office for Davidson County, Tennessee. And further conveyed to Richard Anderson Eaton by Quitclaim Deed from Marjorie Ellen Buck and Joseph Eaton of record in Instrument Number 20160727-0077498, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6900, page 215, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6593, page 194; Book 6926, page 472; Book 9566, page 369; Book 9319, page 100; and Book 6658, page 135, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20121114-0104724; 20040203-0012922; and 20021025-0130769, Register's Office for Davidson County, Tennessee.

This is improved property known as: **40 Rolling Meadows Drive, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 1, 2016.

Richard Anderson Eaton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard Anderson Eaton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 1, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.