This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16532

BILL GARRETT, Davidson County
Trans:T20160077166 DEEDWARR
Recvd: 09/02/16 10:40 2 pgs
Fees:13.00 Taxes:647.50
20160902-0092508

Send Tax Bills To:
Same As Above

New Owner is:
Andrea Lynn Darimont
3145 Harpeth Springs Drive
Nashville, TN 37221

MAP: 141-06-0D

PARCEL: 071.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Joan D. Eccles, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Andrea Lynn Darimont,** hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **3145 Harpeth Springs Drive, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 71 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument Number 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Joan D. Eccles, unmarried, by Warranty Deed from Melissa M. Leaberry, unmarried and Edward B. Leaberry, married, dated 3/25/15 and recorded 4/7/15 in Instrument Number 20150407-0030261; and the same property previously conveyed to Melissa M. Leaberry, unmarried and Edward B. Leaberry, married by Warranty Deed from Richelle R. Jordan, unmarried, dated 8/17/07 and recorded 8/24/07 in Instrument Number 20070824-0101228, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of August, 2016.

GRANTOR(S):

Joan D Eccles

JOAN D. ECCLES

ACKNOWLEDGEMENT

STATE OF Texas
COUNTY OF Denton

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Joan D. Eccles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of August, 2016

NOTARY PUBLIC STATE OF TEXAS
KATHRYN A TODT
My Commission Expires
October 21, 2018

Kathryn A. Todt

NOTARY PUBLIC
My Commission Expires: 10/21/18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00**.

Emily Burns

AFFIANT

SWORN TO and subscribed before me this 1st day of September, 2016.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires: _____