WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160090236 DEEDWARR
Recvd: 10/13/16 09:31 2 pgs
Fees:13.00 Taxes:4051.50
20161013-0108221

O-VRES-16-5815-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,095,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBERT L. SCRUGGS, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Felix M. Eckhard and Kathleen A. Lappe	Pinnacle Bank	
(NAME)	(NAME)	
5815 Still Hollow Road	150 3rd Avenue So, St 900	**145-6-4.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN P. DEATON, TRUSTEE OF THE DEATON REVOCABLE LIVING TRUST U/A/D AUGUST 2, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FELIX M. ECKHARD AND KATHLEEN A. LAPPE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10-A on the Plan of Resubdivision of Lot 10 on the Plat of Laurel Ridge Section 1, of record in Plat Book 3500, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert L. Deaton and Susan P. Deaton, Trustees of the Deaton Revocable Living Trust, by Warranty Deed from Robert L. Deaton and wife, Susan P. Deaton, recorded September 2, 2016 in Instrument No. 20160902-0092438 and further being the same property conveyed to Robert L. Deaton and Susan P. Deaton, husband and wife, by Warranty Deed from Robert S. Maxwell and Kathy D. Maxwell, husband and wife, recorded July 21, 2015 in Instrument No. 20150721-0071188, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3500, Page 38 and Plat Book 3500, Page 102, Register's Office for Davidson County, Tennessee;
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 3613, Page 489 and Book 3828, Page 138, Register's Office for Davidson County, Tennessee;
- Property taxes for 2017 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5815 Still Hollow Road, Nashville, Tennessee 37215**.

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), their 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, unless otherwise herein set out; 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), 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/our hand(s) this the 12th DAY OF OCTOBER, 2016.

Susan P. Deaton, Trustee of the Deaton Revocable Living Trust u/a/d August 2, 2016

Susan P. Deaton, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the12th day of October, 2016, before me personally appeared Susan P. Deaton, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged hersef to be the Trustee for the Deaton Revocable Living Trust u/a/d August 2, 2016, the within named bargainor, a Trust, and that they as such Trustee executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of October, 2016.

Notary Public

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

My Commission Expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212