Davidson County DEEDWARR
Recvd: 11/09/16 12:15 3 pgs
Fees:18.00 Taxes:686.35
20161109-0118602

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 2016.

Notary Public
MY COMMISSION EXPIRES: 3-14-17
File No. G16-6355D

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Eagles, Nicholas Eagles and Lillie Eagles (NAME)	NEW OWNER (NAME)	053-16-0-268.00
744 Stone Hedge Drive (STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Robert B. Farley, An unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Eagles, Nicholas Eagles and Lillie Eagles, joint tenants,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 14 on the plan of STONE HEDGE, SECTION 4, as of record in Plat Book 9700, Page 265, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Robert B. Farley, An Unmarried Man from Joel J. Wayment and wife, Catherine E. Wayment, by Warranty Deed dated November 7, 2014, as Instrument No. 20141110-0103456, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, page 265, Register's Office for Davidson County, Tennessee.

2. Sewer Easement as recorded in Book 8883, Page 641 and in Book 5201, page 302, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record. 20161109-0118601
The signature of Robert B. Farley is signed by his/her duly appointed Attorney-in-fact Daniel J. Stewart, pursuant to the Power of Attorney recorded in Instrument No. _____, said Register's Office.

This is improved property, known as 744 Stone Hedge Drive, Old Hickory, TN 37138.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 7th day of November, 2016.

ROBERT B. FARLEY

By: _____
Daniel J. Stewart, Attorney-in-Fact

November 07, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Daniel J. Stewart, Attorney-in-Fact for Robert B. Farley, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of November, 2016.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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

True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY