WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170036319 DEEDWARR
Recvd: 05/01/17 09:52 2 pgs
Fees:13.00 Taxes:962.00
20170501-0042283

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2017

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CINDY S. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jonathan Eubanks	First Bank	Parcel ID:
3105 Hunters Hill Road	318 Seaboard Lane, Ste 205	08412004500
Nashville, TN 37214	Franklin TN 37067	

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 hereby acknowledged, we

John F. Chilton, Jr. and wife, Sara C. Chilton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jonathan Eubanks and wife, Lauren Eubanks

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. 73 on the Plan of Knob Section, Lincoya Hills, as of record in Book 2331, Page 6, Register's Office for said County, as shown on a revised plat of Lots 72, 73, 74, and 76, of record in Book 2330, Page 36, said Register's Office.

Said Lot No. 73 fronts 94.93 feet on the southwesterly side of Hunter's Hill Road and runs back 244.9 feet on a northwesterly line and 230 feet on a southeasterly line, to a dead line, which is a broken line, measuring 147.7 feet thereon.

BEING the same property conveyed to John F. Chilton, Jr. and Sara C. Chilton by deed from Robert W. Toombs and Gertrude B. Toombs, of record in Book 4934, Page 692, dated July 18, 1975, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2333, Page 87, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 6 and Book 2330, Page 36, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3105 Hunters Hill Road, Nashville, TN 37214

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. 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 28th day of April, 2017.

John F. Chilton, Jr.

Sara C. Chilton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John F. Chilton, Jr. and Sara C. Chilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2017.

My Commission Expires: 7.2.18

Notary Public

