BILL GARRETT, Davidson County
Trans:T20170064947 DEEDWARR
Recvd: 07/28/17 11:53 3 pgs
Fees:18.00 Taxes:2238.50
20170728-0076690

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33805-07-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $605,000.00. Affiant Subscribed and sworn to before me this 27th day of July, 2017. Notary Public My Commission Expires: 7.2.18

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Deborah E. Eaton, Trustee 2884 Tiburon Boulevard East Naples, FL 34109	Deborah E. Eaton, Trustee 2884 Tiburon Boulevard East Naples, FL 34109	Map and Parcel No.: 104 13 0 F 145 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas S. Bannen, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah E. Eaton, Trustee of the Deborah E. Eaton Revocable Trust dated July 15, 2008** ("Grantee"), her successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 145 Brighton Close, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

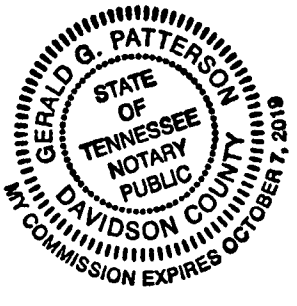
IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of July, 2017.

Thomas S. Bannen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas S. Bannen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2017.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 145 on the Plan of Unit 145, Brighton Close, Phase II, as of record in Plat Book 7900, page 624 revising Plat Book 7900, page 136 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas S. Bannen, married by deed dated September 19, 2014 from Kenneth M. Garrett, unmarried of record in Instrument No. 20140930-0090012, Register's Office for Davidson County, Tennessee. Thomas S. Bannen having since divorced. Pursuant to the Final Decree of Divorce filed in Docket No. 13D-3409, Third Circuit Court for Davidson County, Tennessee, subject property is the sole and separate property of Thomas S. Bannen, now unmarried.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 104 13 0 F 145 00CO.
2. Second Restated Declaration of Covenants, Conditions and Restrictions for Brighton Close of record in Instrument No. 20141202-0110443, amended in Instrument No. 20150430-0039030, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Brighton Close Homeowners Association, Inc. of record in Book 8698, page 549, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 7900, page 624, revising Book 7900, page 136, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3932, page 288 and Book 4026, page 522, Register's Office for Davidson County, Tennessee.