THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 509
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP- PARCEL ID:**
Kenneth P. Eagleton, Jr., Trustee Rejane F. Eagleton, Trustee 551 Griffin Circle Hermitage, TN 37076	Regions Bank d/b/a Regions Mortgage Dept. 2520, P.O. Box 2153 Birmingham, AL 35287-2520	064 16 0E 054.00CO

Bill Garrett Davidson County
Batch# 27585 DEEDWARR
11/20/2017 09:08:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171120-0118597

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Kenneth P. Eagleton, Jr. and wife, Rejane F. Eagleton,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kenneth P. Eagleton, Jr., Trustee and Rejane F. Eagleton, Trustee** of the **Eagleton Family Revocable Living Trust,** hereinafter referred to as Grantees, its successors and assigns, their interest in and to a certain tract or parcel of land situated and being in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 54, in Building 15, The Townhomes of Truxton Village, Horizontal Property Regime, filed as Exhibit "A-1" to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument 200610250132473, as amended of record in Instrument 200611060137656 and 200711050130490, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Kenneth P. Eagleton, Jr. and wife, Rejane F. Eagleton by deed from Nathanael G. Saylor and Jennifer L. Saylor, husband and wife of record in Instrument # 20171016-0105645, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust in favor of Regions Bank d/b/a Regions Mortgage and all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision Regulation of the appropriate governmental body. This conveyance is also made subject to any and all existing restrictions, easements, encumbrances and covenants of record.

The address of this property is 551 Griffin Circle, Hermitage, TN 37076.

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, its successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 14 day of November, 2017.

Kenneth P. Eagleton, Jr.
KENNETH P. EAGLETON, JR.

Rejane F. Eagleton
REJANE F. EAGLETON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth P. Eagleton, Jr. and Rejane F. Eagleton,** the within-named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 14 day of November, 2017.

Cynthia A. Ludeman
NOTARY PUBLIC

My commission expires: June 15, 2019

CYNTHIA A LUDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JUNE 15, 2019

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.