WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 135972 **DEEDWARR**
09/04/2018 11:26:57 AM 3 pgs
Fees: $18.00 Taxes: $764.98

20180904-0087200

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Maples	Brian Maples	073-07-0-062.00
(NAME)	(NAME)	
2421 Fairbrook Drive	2421 Fairbrook Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, I Harvill C. Eaton, Executor of the Estate of Margaret Elizabeth Stewart Eaton, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Brian Maples, a single man, hereinafter called the GRANTEE(S), his/her/their 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. 369 on the Plan of Section VI, Sunset View, of record in Book 2900, Pages 54-55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Margaret Elizabeth Eaton by Warranty Deed from Richard J. Keller and wife, Elizabeth Ann Keller, dated February 22, 1968 and recorded February 23, 1968 of record in Book 4213, Page 820, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harvill Carlton Eaton by Quitclaim Deed from Margaret Elizabeth Eaton, dated September 7, 1997 and recorded September 19, 1997 of record in Book 10615, Page 173, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret Elizabeth Eaton by Quitclaim Deed from Harvill Carlton Eaton, dated May 31, 2015 and recorded June 23, 2015 of record in Instrument No. 20150623-0060199, Register's Office for Davidson County, Tennessee.

The said Margaret Eaton aka Margaret Elizabeth Eaton died testate on 10/03/2017, devising subject property to Harvill Eaton Executor of the Estate of Margaret Eaton aka Margaret Elizabeth Eaton, deceased as evidenced in File No.2017PR343, Probate Court Clerk's Office for Wilson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 2900, Pages 54-55, in the Register's Office for

Davidson County, Tennessee; and (2) Agreement for Dedication of Easement for Sanitary Sewers and/or storm Drainage recorded in Book 6471, Page 35 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Unimproved ☐

This is improved ☒ 2421 Fairbrook Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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 hands this 28th day of August 2018.

Harvill C. Eaton

Harvill C. Eaton, Executor of the Estate of Margaret Elizabeth Eaton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Harvill C. Eaton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved himself to be the Executor of the Estate of Margaret Elizabeth Eaton, the bargainors, and who, being authorized to do so, acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File No.: 264274
Warranty Deed TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122