WARRANTY DEED

Karen Johnson Davidson County
Batch# 250350 DEEDWARR
06/28/2019 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $961.63
20190628-0063052

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES: 09/25/2019
(AFFIX SEAL)

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Deborah D. Eubanks	SEND TAX BILLS TO: Deborah D. Eubanks	MAP-PARCEL NUMBERS
(NAME) 2324 Hockett Drive	(NAME) 2324 Hockett Drive	058090A11200CO
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brittany K. Davis now known as Brittany Mcalmont, a married woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah D. Eubanks, a single person,** HEREINAFTER CALLED THE GRANTEE, HER 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. 104 on the Plan of Creekside Trails, Phase 4 of record in Plat at Instrument No. 20050405-0037383, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 2324 Hockett Drive, Nashville, TN 37218

Being the same property conveyed to Brittany K. Davis, an unmarried individual by Warranty Deed from Humphrey B. White, an unmarried individual of record in Instrument No. 20120927-0088227, Register's Office for Davidson County, Tennessee, dated September 07, 2012 and recorded on September 27, 2012. (Value of consideration shown in aforementioned deed $135,900.00.) . The said Peabo Mcalmont joins in this conveyance to convey any and all marital rights he may have in said property as the spouse of Brittany Mcalmont. Brittany K. Davis and Brittany Mcalmont is one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book Instrument No. 20050405-0037383,Instrument Number 20000915-0092002, as amended in Instrument No. 20011025-0117168, Instrument No. 20020828-0103983, Instrument No. 20041229-0153372 and Instrument No. 20061120-0143523, Instrument Number 20141218-0115782, Book 10871, Page 532 and Instrument No. 20011126-0128291, Instrument Number 20041229-0153373, Book 6255, Page 578, Book 8326, Page 230, Instrument Number 20001011-0100954, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2324 Hockett Dr. Nashville, TN 37218
(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 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

Witness my hand this 27th day of June, 2019.

Brittany Mcalmont
Brittany Mcalmont

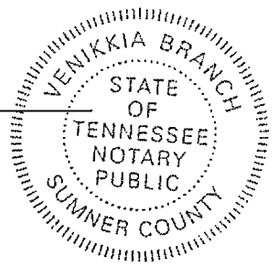
Peabo Mcalmont
Peabo Mcalmont

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified **Brittany Mcalmont and Peabo Mcalmont,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of June, 2019.

Notary Public



My Commission Expires: 09/25/2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019