WARRANTY DEED

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August 2019 .

Notary Public

MY COMMISSION EXPIRES: 8/11/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett PC.
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Ste 106 Gallatin TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrecia Elise Eaton and Gregory Dean Eaton	**New Owner**	141-12-0-B-109.00CO
(NAME)	(NAME)	
7180 Bay Cove Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, Equitable Enterprises Inc., a Tennessee Corporation, hereinafter called the **GRANTOR(S),** has bargained and sold, and by these presents do transfer and convey unto Patrecia Elise Eaton and husband Gregory Dean Eaton, hereinafter called the **GRANTEE(S),** 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. 87, on the plan of PHASE 5, SOUTHAMPTON, of record in Plat Book 6900, Page 217, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Equitable Enterprises Inc., a Tennessee Corporation by Quitclaim Deed from Shine Stephen, dated July 31, 2019 and filed on August 5, 2019 at 10:45 am in Instrument Number 20190805-0077246, Register's Office of Davidson County, Tennessee.

Subject to County of Davidson taxes for the year 2019 and subsequent years, a lien not yet ascertainable, due or payable.

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.

This is improved ☒ 7180 Bay Cove Trail, Nashville, TN 37221
(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), 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

Karen Johnson Davidson County
Batch# 274127 DEEDWARR
08/20/2019 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20190820-0083494

201908200083494

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), 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.

Effective the 14th day of AUGUST, 2019.

Equitable Enterprises Inc., a Tennessee Corporation

By: _____
Stephen T. Inasu, Director

State of NEW JERSEY.
County of SOMERSET

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Stephen T. Inasu with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged to be the Director of Equitable Enterprises Inc., a Tennessee Corporation the within named bargainer, a corporation, and that, Stephen T. Inasu as such Director, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by Equitable Enterprises Inc., as such Director.

Witness my hand and Official seal this 14th day of AUGUST, 2019.

_____
Notary Public:
My Commission Expires: June 7th, 2021

PRABJOT KAUR
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 7, 2021

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd, Suite 106
Gallatin, TN 37066

True Copy Certification

I, Dana Loggins, 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.

Dana Loggins

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tennessee Notary Public

My commission Expires: 8/11/2020

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020