Karen Johnson Davidson County
Batch# 323365 DEEDWARR
12/03/2019 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20191203-0124057

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#N14-62-PH10

ADDRESS NEW OWNER:
Gordon Grundy
201 Buck Run Drive
Nashville, TN 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Quicken Loans, Inc.
1050 Woodard Avenue
Detroit, MI 48226-1906

Parcel ID:
122-01-0A-473.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Nichols Eubank and Brett Ashley Miller,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Gordon Grundy, a single man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 62, in Woodland Point, Phase 10, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive, and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in the Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime, with Private Elements, of record in Instrument No. 200010110101044, Register's Office for Davidson County, Tennessee, (the "Orignal Declaration"), amended by First Supplementary Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, of record in Instrument No. 200207250089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, of record in Instrument No. 200209040107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement, and the Original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made.

Being the same property conveyed to Frank M. Eubank by Deed from Hoannghia Do, dated December 22, 2016, and of record as Instrument No. 20161230-0137720, Register's Office for Davidson County, Tennessee. Frank M. Eubank died on March 6, 2019, and devised the property to Christopher Nichols Eubank and Brett Ashley Eubank by his will, of record in Docket No. 19P512, Office of the Clerk of the Probate Court for Davidson County, Tennessee. See also the Personal Representative's Quitclaim Deed of record as Instrument No. 20191004-0101907, said Register's Office.

Brett Ashley Miller and Brett Ashley Eubank are one and the same person

This is improved property known as 201 Buck Run Drive, Nashville, TN 37214. Possession is to be given on December 2, 2019.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS 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 do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 2nd day of December, 2019.

Christopher Nichols Eubank

Brett Ashley Miller

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christopher Nichols Eubank and Brett Ashley Miller,** the 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 office this 2nd day of December, 2019.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/6/21

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$205,000.00**.

AFFIANT

Subscribed and sworn to before me on this 2nd day of December, 2019.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/6/21

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2-4-20