ADDRESS NEW OWNER: Andrew Wright
SAME AS PROPERTY
3101 Hunters Hill Rd
Nashville, TN 37214

SEND TAX BILL TO: SAME AS PROPERTY

Karen Johnson Davidson County
Batch# 376997 DEEDWARR
03/25/2020 08:34:07 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20200325-0032166

MAP-PARCEL NOS. 084-12-0-044.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jonathan Brent Eubanks, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Andrew Wright, Single Man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 72 on the Revised Plat of Lots 72, 73, 74, and 76, Knob Section, Lincoya Hills as of record in Plat Book 2331, page 6, and revised in Plat Book 2330, Page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 begins at a point in the southwesterly margin of Hunter's Hill Road, the common corner of Lots 72 and 73; thence along the line between said lots, southwardly 244.9 feet to a point; thence in a northwestardly direction 210.2 feet to a point in the southeasterly margin of Windemere Circle, thence with the margin of Windemere Circle, northwestardly 139.89 feet to a concrete monument, the beginning of a curve; thence around said curve, in a southeasterly direction 32.41 feet to a concrete monumnet in the southwesterly margin of Hunter's Hill Road; thence with the margin of same, southeastwardly 102.0 feet to the point of beginning.

Being the same property conveyed to Jonathan Brent Eubanks from William Randall Ferrell and wife, Kristen Ferrell, by Warranty Deed recorded on August 31, 2009, in Instrument No. 20090831-0081352, Register's Office for Davidson County, Tennessee.

Grantor warrants that the subject property has never been used as her marital residence and is not subject to any marital rights therein.

This is property with a common address of 3101 Hunters Hill Road, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 2331, Page 6, and revised in Plat Book 2330, Page 36, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 2333, Page 87, said Register's Office.(4) Charter for Lincoya Hills Neighborhood Association of record in Instrument No. 20120611-0050818, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-WRES-20-03101

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

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

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of March 2020.

Jonathan Brent Eubanks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jonathan Brent Eubanks, married,** with whom I am personally acquainted, or who 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 20th day of March 2020.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $320,000.00.

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Subscribed and sworn before me this 20th day of March 2020.

Dana Delworth
Notary Public
My Commission Expires: 07/06/2020

File No. 2003K049