Box 14
34022-4

Karen Johnson Davidson County
Batch# 528592 **DEEDWARR**
12/10/2020 09:42:39 AM 2 pgs
Fees: $13.00 Taxes: $972.73

20201210-0144287

Warranty Deed

Destiny Talatham STATE OF TENNESSEE NOTARY PUBLIC Davidson COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $262,900.00. Affiant Subscribed and sworn to before me, this the 9th day of December, 2020. Notary Public My commission expires: 11/6/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Caroline Wilkinson Caitlin Tallent	**Pinnacle Bank**	098-05-0-094.00
5072 Bell Road	**150 3rd Avenue South, Ste 1000**	
Hermitage, TN 37076	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BENJAMIN EATON AND AMARA EATON F/K/A AMARA PORTER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAITLIN TALLENT, A SINGLE WOMAN AND CAROLINE WILKINSON, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 218 on the Plan of Revision of Lots 216 Through 219 Section 7, Lake Park of record in Plat Book 5060, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Elliott Simpson and Amanda Nicole Simpson, husband and wife by Warranty deed from Pamela J. Whittig Barton and Randy L. Barton, wife and husband of record in Instrument No. 20150227-0017271 Register's Office for Davidson County, Tennessee, dated February 18, 2015 and recorded on February 27, 2015 and Scrivener's Affidavit recorded on April 29, 2015 at Instrument No. 20150429-0038294.

Being the same property conveyed to Christopher Elliott Simpson, an unmarried man by Quitclaim deed from Amanda Nicole Simpson, an unmarried woman of record in Instrument No. 20190307-0021193 Register's Office for Davidson County, Tennessee, dated March 07, 2019 and recorded on March 07, 2019.

Being the same property conveyed to Benjamin Eaton, an unmarried man, and Amara Porter, an unmarried woman, as tenants in common with rights of survivorship by Warranty deed from Christopher Elliott Simpson, a single man of record in Instrument No. 20190322-0026422 Register's Office for Davidson County, Tennessee, dated March 18, 2019 and recorded on March 22, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5072 Bell Road, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of December, 2020.

Benjamin Eaton

Amara Eaton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Benjamin Eaton and Amara Eaton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of December, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021