WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/01 13:33 2pgs
Fees:11.00 Taxes:421.43

20010228-0018621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Davis	Columbia National	149-4-190
(NAME)	(NAME)	
2616 Ravine Drive	P.O. Box 3050	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Columbia, MD 21045-6050	
(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, WE, Marvis Anderson Eagleton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Davis and Teresa D. Davis, HEREINAFTER CALLED THE GRANTEES, 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. 354, and a portion of Reserved Parcel "B" on the Plan of Edge-O-Lake Estates, Section IX, of record in Book 3700, page 131, Register's Office for said County, to which reference is made for a more complete description.

SAID Lot No. 354 and a portion of reserve parcel "B" jointly fronts 83.00 feet on the north easterly margin of Ravine Drive and extends back 134.35 feet between parallel lines to a dead line in the rear, on which it measures 83.00 feet.

Being the same property conveyed to Kenneth P. Eagleton and wife Marvis Anderson Eagleton, by deed of record in Book 8332, Page 125, Register's Office for Davidson County, Tennessee. The said Kenneth P. Eagleton having since died.

This instrument is executed on behalf of Marvis Anderson Eagleton by Terry Wayne Eagleton as her Attorney In Fact pursuant to recorded Power of Attorney of record being recorded simultaneously herewith, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 2616 Ravine Drive, Nashville, TN 37217
(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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of February, 2001.

Marvis Anderson Eagleton

Marvis Anderson Eagleton by Terry Wayne Eagleton Atty in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 16th day of February, 2001, before me personally appeared Terry Wayne Eagleton the person who executed the foregoing instrument on behalf of Marvis Anderson Eagleton and who acknowledged that he executed the same as the free act and deed of the said Marvis Anderson Eagleton, through Power of Attorney granted him by the said Marvis Anderson Eagleton.

Witness my hand and official seal at Nashville, Tennessee this 16th day of February, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Elizabeth E. Triplett Notary Public