BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/23/07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/29/03 15:46 2pgs
Fees:13.00 Taxes:1646.50
20031229-0183368

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
Timothy A. Eaton	New Owner	137-94
(NAME)	(NAME)	
3555 Couchville Pike		
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		
(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, Marvin G. Hall, III and wife Sonja L. Hall, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy A. Eaton and wife Lori Eaton, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 3555 Couchville Pike, Hermitage, TN 37076
(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 our hands this 19th day of December, 2003.

Marvin G. Hall, III

Sonja L. Hall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marvin G. Hall III and Sonja L. Hall 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2003.

Commission expires: May 30, 2007

KRYSTAL T. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

DEC-19-2003 14:42 ADVANTAGE TITLE BL MD 1 615 292 9838 P.08/09

File No.: 6950

EXHIBIT A

LAND located in the Fourth (4th) Civil District of Davidson County, Tennessee, and being described according to a survey by Kenneth W. Morton, Tennessee Registered Land Surveyor, No. 623, dated June 27, 1996 (a copy of which is attached hereto as Exhibit "A"), as follows:

BEGINNING at a point in the centerline of Couchville Pike, said point being the common northerly most corner of the herein described property and the 7.79 acre tract of land, retained by the Grantors herein; thence, South 6° 22' 16" East, 25.00 feet to a witness rod; thence, continuing South 6° 22' 16" East, 634.23 feet to a point, said point being at a new iron rod; thence, North 86° 36' 49" East, 53.00 feet to a point, said point being a new iron rod; thence, South 12° 26' 05" East, 186.05 feet to a point; thence, South 11° 13' 00" East, 232.85 feet to a point, said point being at a new iron rod; thence, South 88° 52' 10" East, 306.69 feet to a point, said point being at a new iron rod; thence, North 9° 30' 00" West, 1,027.50 feet to a witness rod; thence, continuing with said call, 25.00 feet to a point in the centerline of Couchville Pike; thence, with the centerline of said Couchville Pike, North 84° 46' 42" West, 24[illegible].82 feet to a point; thence, continuing with the centerline of Couchville Pike, North 05° 45' 22" West, 102.15 feet to the point of BEGINNING.

Being the same property conveyed to Marvin G. Hall, III and wife, Sonja L. Hall, by deed of record in Book 10379, Page 79, Register's Office for Davidson County, Tennessee.

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED