WARRANTY DEED

File Box 9-B
First Title & Escrow Co., Inc.
#23055

STATE OF TENNESESE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $526,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/10-2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Cheek Eason and Melissa Eason	Mortgage Capital	Map 116-03.A
(NAME) 122 Dunham Springs Lane	(NAME) 11150 W. Olympic Blvd.#1160	Parcel 13
(ADDRESS) Nashville, TN 37205	(ADDRESS) Los Angelas, CA 90064	
(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, **ROBERT T. WERTZ AND WIFE, DONNA WERTZ**, AS TENANTS IN COMMON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN CHEEK EASON AND WIFE, MELISSA EASON,** 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. 13 on the Plan of Dunham Springs Residential PUD of record in Plat Book 6250, page 936, Register's Office for Davison County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert T. Wertz an undivided one-half interest and to Donna Wertz, an undivided one-half interest, as tenants in common, by Quitclaim Deed from Robert T. Wertz and wife, Donna Wertz, of record in Book 10936, page 870, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6250, page 936, said Register's Office; (c) restrictive covenants of record in Book 6875, page 530 and Book 8780, page 475, said Register's Office; and (d) easements of record in Book 4462, page 147, Book 6380, page 360, Book 7593, page 527, Book 7593, page 590, Book 7899, page 680, Book 7903, page 989 and Book 7899, page 686, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 122 Dunham Springs Lane, Nashville, TN 37205
(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 15th day of July, 2004.

Robert T. Wertz

Donna Wertz

Davidson County DEEDWARR
Recvd: 07/20/04 14:38 2pgs
Fees:13.00 Taxes:1946.20

20040720-0086628

STATE OF TENNESESE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert T. Wertz and Donna Wertz , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2004.

Commission expires:

Notary Public