# WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-25-06
(AFFIX SEAL)

MELANIE D. HARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE My Commission Exp. Jan. 25, 2006

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eagle Eye Properties, LLC | Eagle Eye Properties, LLC | Map 83 Group 14-0 Parcel 131 |
| (NAME) | (NAME) | |
| P.O. Box 160462 | P.O. Box 160462 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37216 | Nashville TN 37216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 10/27/04 12:21 3pgs
Fees:18.00 Taxes:349.65

20041027-0129288

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, **Donald R. Florence and Barry Justice**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eagle Eye Properties, LLC,** 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, State of Tennessee, described as follows:

Being **Lot Number 67** of Block "A" on the Map of Priest Home Place, of record in Plat Book 161, page 102, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donald R. Florence and Barry Justice by warranty deed of Thomas R. Kolar and Ronald J. Kolar by instrument of record in Instrument # 20020108-0003004, Register's Office of Davidson County, Tennessee.

Subject to all matters appearing on the plan of Priest Home Place, Block "A" of record in Book 161, page 102, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1710 Russell St., Nashville, TN 37206.

(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 October, 2004.

Donald R. Florence

Barry Justice

STATE OF GEORGIA

COUNTY OF MUSCOGEE

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Donald R. Florence, Barry Justice, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Columbus, GA this 19th day of October, 2004.

Commission expires:

Notary Public

BRENDA SWILLING NOTARY PUBLIC My Comm. Expires May 21, 2008 STATE OF GEORGIA, COUNTY OF MUSCOGEE

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Barry Justice, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this _____ day of October, 2004.

Commission expires:

Notary Public

Witness our hands this 19 day of October, 2004.

Donald R. Florence

Barry Justice

STATE OF Kentucky
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Donald R. Florence, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Louisville, Kentucky, this 19 day of October, 2004.

Commission expires: 3/22/07

CAROLYN FLORENCE NOTARY PUBLIC STATE AT LARGE

Notary Public

STATE OF Kentucky
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Barry Justice, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this _____ day of October, 2004.

Commission expires:

Notary Public