Davidson County DEEDWARR
Recvd: 11/01/05 11:19 2 pgs
Fees:13.00 Taxes:880.60
20051101-0131858

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2005.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, KY

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
William C. Brewer, III	Wachovia Mortgage Corporation	117-03-0 F
c/o Caterpillar Financial ATTN: HR 2120 West End Avenue	210 Wildwood Parkway Suite 100	GROUP
Nashville, Tennessee 37203	Birmingham, Alabama 35209	PARCEL 010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** Two Hundred Thirty Eight Thousand Dollars and Zero Cents ($238,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ashley Laner Eakins, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto William C. Brewer, III, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. 10 on the Plan of Bonnie Briar of record in Plat Book 6900, page 423, Register's Office for Davidson County, Tennessee, and as shown on Exhibit "B" of Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Book 7426, page 683, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Ashley C. Laner by deed dated June 28, 2002, from Deepak Talreja, married, and Reena Ralreja, unmarried, of record as Instrument No. 20020705-0080953 in the Register's Office for Davidson County, Tennessee; the said Ashley C. Laner having since married and is now known as Ashley Laner Eakins.

Patrick B. Eakins, spouse of Ashley Laner Eakins, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 110 Bonnie Briar Lane, Nashville, Tennessee 37212

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 hand this 31st day of October, 2005.

Ashley Laner Eakins

Patrick B. Eakins

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Ashley Laner Eakins and Patrick B. Eakins, the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 2005.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN