RETURN TO: WATAUGA TITLE

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/07 09:52 2 pgs
Fees:13.00 Taxes:645.65
20070806-0093139

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,500.00.

Mary for Mark
Affiant

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF JULY, 2007.

M L Hickernell
Notary Public

MY COMMISSION EXPIRES: 8-9-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodger D. Eakin and Joan C. Eakin	Countrywide Home Loans	
(NAME)	(NAME)	Map 133-7
155 McCall St	801 Crescent Centre D - #400	
(ADDRESS)	(ADDRESS)	Parcel 3
Nash TN 37211	Franklin TN 37067	
(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, **DAVID JENNER, a married man and CHARLES DEVIER, an unmarried man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RODGER D. EAKIN and wife, JOAN C. EAKIN**, 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 the 6th, Formerly the 9th, Civil District of Davidson County, Tennessee Being part of Lot #29 in the plan of Hinchey-Petway property, of record in Minute Book "I", Page 442, Chancery Court at Nashville, Tennessee, described according to a survey made by George W. Watkins, surveyor, October 7, 1953, as follows:

Beginning on the Southerly margin of the new Antioch Pike, formerly McCall Street, at the NE corner of the property conveyed to Lewis E. Johnson and wife, by deed from Mrs. James A. Cochran, et al, of record in Book 2278, Page 533, said Register's Office; thence with the Easterly line of said Johnson's property South 3 degrees, 05 minutes, West 214.8 feet to the Northerly line of Lot #39 on said plan of the Hinchey-Petway property; thence with said line, South 87 degrees, 15 minutes, East 94.3 feet; thence North 3 degrees, East 213.4 feet to and with the Westerly line of Lot #5 of McMillan Heights Subdivision, a plan of which is of record in Book 2083, Page 20, said Register's Office to the Southerly margin of now Antioch Pike; thence with said pike Westwardly 93.3 feet to the Beginning.

Being the same property conveyed to David Jenner and Charles DeVier by deed from CitiFinancial Inc., dated February 6, 2007, of record February 26, 2007, in Instrument No. 20070226-0023151, Register's Office for Davidson County, Tennessee. This is Investment property and Grantors have never used it as a personal residence.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 155 McCall Street, Nashville, TN 37211

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 31st day of July, 2007.

David Jenner by Charles DeVier, his attorney in fact

Charles DeVier

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 Charles DeVier, 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 on this 31st day of July, 2007.

Commission expires: May 10, 2010

GAYLA COLVERT HENDRIX STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared Charles DeVier to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David Jenner, and who acknowledged that he/she executed the same as the free act and deed of David Jenner

In witness whereof, Charles DeVier, as attorney-in-fact for David Jenner, pursuant to Power of Attorney recorded in Instrument No. 20070806-0093138, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of David Jenner, this 31st day of July, 2007.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 10, 2010

GAYLA COLVERT HENDRIX STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY