File No. 08-0023

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/08 09:11 2 pg:
Fees:13.00 Taxes:1147.00
20080409-0035701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 1, 2009

THIS INSTRUMENT WAS PREPARED BY
Venture Title & Escrow, Inc., 3027 Highway 31 W, White House, TN 37188; 615-672-4300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonia Chavez	New Owner	121-00-0-081.00
(NAME)	(NAME)	
2700 Couchville Pike		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **RUSSELL EATON AND WIFE, DEBORAH EATON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SONIA CHAVEZ**, HEREINAFTER CALLED THE GRANTEE(S), 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 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Gregory Underwood, Registered Land Surveyor. Tennessee No. 1299, dated February 14, 1980, as follows:

Beginning at the intersection of the easterly margin of Pleasant Hill Road and the northerly margin of Couchville Pike; thence with the easterly margin of Pleasant Hill Road North 06 deg. 00' East 183.37 feet to an iron pin; thence with the southerly line of the property conveyed to Judith Holliday by deed recorded in Book 5028, Page 824 in the Register's Office for said county, South 83 deg. 30' East 199.4 feet to an existing iron pin; thence with the westerly line of the property conveyed to D.W. Walker and wife, recorded in Book 5224, at page 152 in said Register's Office, South 02 deg. 48' West 178.25 feet to an iron pin in the northerly margin of Couchville Pike; thence with the northerly margin of Couchville Pike North 85 deg. 00' West 209.35 feet to the point of beginning.

For information purposes only, the prior deed of record sets out subject property as containing 0.848 acres, more or less.

Being the same property conveyed to Russell Eaton and wife, Deborah Eaton by Deed of record in Book 6418, Page 337, recorded 11/2/1984, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) 2008 real estate taxes, which have been prorated and assumed by the Grantor; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; *and (6) other* matters of public record.

unimproved ☐

This is improved ☒ property, known as: 2700 Couchville Pike, Nashville, Tennessee 37217

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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), THEIR

successors 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/our hand(s) this 1st day of April, 2008.

Russell Eaton

Deborah Eaton

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 RUSSELL EATON AND WIFE, DEBORAH EATON, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 1st day of April, 2008.

Commission expires:

Notary Public

DOLLY J. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 1, 2009

File Number: 08-0023

RETURN TO:

Venture Title & Escrow, Inc.
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White House, TN 37188