Return to: Box 10-B
Cohen & Cohen

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/08 14:54 2 pgs
Fees:13.00 Taxes:434.75
20080623-0064618

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Deborah J. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2008

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 8/23/2011
(AFFIX SEAL)

File No.: 2008050020

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric R. W. Easton and Barbara Ann Easton	Peoples Home Equity	061-06-0-044.00
(NAME)	(NAME)	
4304 Saunders Avenue	4300 Sidco Drive #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37204	
(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, I/WE, Katherine Elizabeth Ball, a married woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric R. W. Easton and wife, Barbara Ann Easton, 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:

Being Lot Number 137, on the Plan of Gra-Mar Acres, Section One, as shown by plat of record in Book 2133, Page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Katherine E. Finney and Lucas M. Finney, wife and husband by Warranty Deed from David L. Dunaway, Sr., unmarried, of record in Instrument Number 20050727-0087381, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Katherine Elizabeth Ball by Quitclaim Deed from Lucas Mack Finney and Katherine Elizabeth Finney dated January 2, 2007 and recorded in Instrument Number 20070104-0001653, Register's Office for Davidson County, Tennessee.

Benjamin Collier joins in the execution of this deed to convey any/all interest he may have in subject property by virtue of his marriage to Katherine Elizabeth Ball.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4304 Saunders Avenue, Nashville, TN 37216
(House Number) (Street) (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 my/our hand(s) this 20th day of June, 2008.

Katherine Elizabeth Ball
Katherine Elizabeth Ball

Benjamin Collier
Benjamin Collier

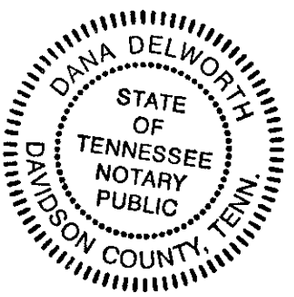
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Katherine Elizabeth Ball and husband Benjamin Collier, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 20th day of June, 2008.

Dana Delworth
Notary Public

My Commission Expires 01/24/2009



RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206