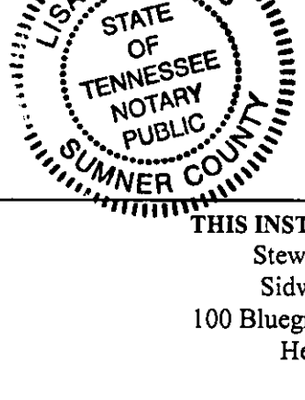
File No. 210020393

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Janet M. Carr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: February 28, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20100016477 DEEDWARR
Recvd: 03/22/10 10:57 2 pgs
Fees:13.00 Taxes:616.05

20100322-0021139

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet M. Carr	Bank of America, N.A.	04800014000
(NAME) 4833 Eatons Creek Rd.	(NAME) P.O. Box 45140	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Jacksonville, FL 32232	
(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, Tressa Strawn, a widow, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Janet M. Carr and David M. Carr, wife and husband, 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:

Property located in the first Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146 as follows:

Beginning at a set iron rod being in the west margin of Eatons Creek Road, on the east margin of Eatons Creek, and being the common corner to Herman F. Marks (Deed Book 5410, Page 85, R.O.D.C.) and Tressa Strawn (Instr: 200904290038727, R.O.D.C.);
Thence with said margin of Eatons Creek Road
South 30 Degrees 28 Minutes 17 Seconds East a distance of 199.25 feet to a set iron rod;
Thence South 30 Degrees 00 Minutes 00 Seconds East a distance of 115.75 feet to a set iron rod being the common corner of James Claude Warren, Velma Jean Morgan, Sheila Marie Cox, and Tressa Louise Strawn (Instr: 200904290038726, R.O.D.C.);
Thence South 60 Degrees 00 Minutes 00 Seconds West a distance of 6.80 feet to a point in Eatons Creek and being the common corner to James Claude Warren, Velma Jean Morgan, Sheila Marie Cox, and Tressa Louise Strawn (Instr: 20090515114427, R.O.D.C.);
Thence South 48 Degrees 59 Minutes 16 Seconds West a distance of 166.50 feet to a set iron rod;
Thence South 80 Degrees 01 Minutes 18 Seconds West a distance of 525.50 feet to a set iron rod;
Thence North 32 Degrees 41 Minutes 54 Seconds West a distance of 315.00 feet to a set iron rod in the south line of Herman F. Marks (Deed Book 5410, Page 85, R.O.D.C.);
Thence with said Marks North 75 Degrees 27 Minutes 57 Seconds East a distance of 612.03 feet to an existing metal fence post;
Thence with the meanders of an existing fence
North 48 Degrees 59 Minutes 16 Seconds East a distance of 79.97 feet to a point in Eatons Creek and common corner to Tressa Strawn (Instr: 200904290038727, R.O.D.C.);
Thence North 58 Degrees 57 Minutes 42 Seconds East a distance of 8.80 feet to a set iron rod which is the point of beginning, having an area of 221429.2 square feet, 5.08 acres

Being the same property described in Instrument Number 200405110053671, Register's Office of Davidson County, TN. and Instrument Number 200904290038727, Register's Office of Davidson County, TN.
Property subject to an Easement described in Book 8706, Page 55, Register's Office of Davidson County, TN.

Being the same property conveyed to EARL T. STRAWN AND WIFE, TRESSA STRAWN by deed from TRESSA STRAWN of record in Book 6990, Page 584 on 09/18/1986 and filed for record on 09/25/1986, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to TRESSA STRAWN, A WIDOW by deed from TRESSA STRAWN of record in Instrument No. 20040511-0053671 on 04/30/2004 and filed for record on 05/11/2004, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS BEING MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 04800014000

Easement of record in Book 8706, Page 55, said Register's Office.

Right-of-Way for Eaton's Creek Road, as much as therein may lie.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4833 Eatons Creek Rd., Nashville, TN 37218

(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 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 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 hands this 15th day of March, 2010.

Tressa Strawn

Tressa Strawn

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 Tressa Strawn the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of March, 2010.

Commission expires: February 28, 2013

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

LISA G. HODGES Notary Public

File Number: 210020393

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075