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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 29566-06-2010**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $800,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 8th day of June, 2010.<br><br>Notary Public<br>My Commission Expires: |

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

# WARRANTY DEED

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| **Address New Owner:**<br>John C. Eason<br>Melissa H. Eason<br>4425 Manor Drive<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>NEW OWNER | **Tax Information:**<br>Map and Parcel No.:<br>13010006500 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Peter Meersman, Jr.**, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John C. Eason and wife, Melissa H. Eason** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4425 Manor Drive, Nashville, TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 8th day of June, 2010.

Joseph Peter Meersman, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joseph Peter Meersman, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2010.

Notary Public

My Commission Expires: 1/3/2011

KEVIN W. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20100035326 DEEDWARR
Recvd: 06/10/10 11:49 2 pgs
Fees: 13.00 Taxes: 2960.00

20100610-0045102

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 20 and 21 of Block 2 on the Plan of The Manors of Belle Meade, as of record in Book 547, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Peter Meersman, Jr., unmarried, by deed dated November 3, 1989 from Katherine Williams Smith, Executor of the Estate of Elizabeth H. Williams, of record in Book 7977, page 566, Register's Office for Davidson County, Tennessee, and by quitclaim deed from Katherine Williams Cook, formerly Katherine Williams Smith, of record in Instrument No. 20070509-0055766, said Register's Office.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, page 152, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5787, page 424, Register's Office for Davidson County, Tennessee.