BILL GARRETT, Davidson County
Trans:T20120023166 DEEDWARR
Recvd: 03/30/12 10:25 2 pgs
Fees:13.00 Taxes:517.63
20120330-0027037

WARRANTY DEED

DAVIDSON COUNTY, TENN. ANITA LESTER STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Affiant

Subscribed and sworn to before me this the 29th day of March, 2012.

Notary Public

My commission expires: 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
~~XXXXXXXXXXXX~~ Brandon Eilerman Brandon M. Eilerman	Primary Residential Mortgage	Map 094-01-0, Parcel 009.00
610 S.11th Street	4750 West Wiley Post Way	
Nashville, TN 37206	Salt Lake City, UT 84116	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bethany G. Womack and Joseph Marvin Upton, Jr., wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon M. Eilerman, unmarried

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 Davidson County, Tennessee, being Lot No. 41 on the Plan of Hobson's First Addition to Edgefield, now East Nashville, as of record in Chancery Court Book 1, Page 97, Chancery Court at Nashville, and in Plat Book 21, Page 72, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

SAID Lot No. 41 fronts 50 feet on the westerly side of South 11th Street and runs back between parallel lines 200 feet to an alley.

BEING the same property conveyed to Bethany G. Womack, by Warranty Deed from Peace of Earth, LLC, a Tennessee limited liability company, of record in Instrument No. 20051102-0132369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed on behalf of Bethany G. Womack and Joseph Marvin Upton, Jr., pursuant to a Power of Attorney executed by same on the 14th day of March, 2012, of record in Instrument No. 20120330002703 6, Register's Office for Davidson County, Tennessee.

This is improved (_X__) Unimproved (____) property, known as: **610 S.11th Street, Nashville, TN 37206**

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 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 **29th** day of **March, 2012.**

Bethany G. Womack
Bethany G. Womack

By: Kathy Hand attorney-in-fact
Kathy Hand, Attorney-in-Fact

Joseph Marvin Upton, Jr.
Joseph Marvin Upton, Jr.

By: Kathy Hand attorney-in-fact
Kathy Hand, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Kathy Hand**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Bethany G. Womack and Joseph Marvin Upton, Jr.**, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Bethany D. Womack and Joseph Marvin Upton, Jr.** for the purpose therein contained, by signing the name of **Bethany D. Womack and Joseph Marvin Upton, Jr.** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **March, 2012.**

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 1/6/14