THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215 return to: **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30658-06-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $337,000.00. Affiant Subscribed and sworn to before me this 15th day of June, 2012. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Colton Mulligan 3448 Crestridge Drive Nashville, TN 37204	**Send Tax Bills To:** First Bank 50 Franklin Street Clarksville TN 37204	**Tax Information:** Map and Parcel No.: 118 100 14500

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, **Susan A. Eaton and husband, David M. Eaton**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colton Mulligan** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

* a single man and William M. Mulligan a single man

This is improved property located at 3448 Crestridge Drive, Nashville, TN 37204

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 15th day of June, 2012.

Susan A. Eaton

David M. Eaton

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 15th day of June, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20120046779 DEEDWARR
Recvd: 06/25/12 13:57 2 pgs
Fees:13.00 Taxes:1246.90

20120625-0055562

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 88 and the easterly part of Lot No. 87 on the Plan of Pleasant Valley, as of record in Book 1424, page 63, Register's Office for said County, and described according to a survey made by W. A. Pitts, July 16, 1949 and further described according to a survey made by Southern Land and Associates, Inc., dated February 5, 1976, as follows:

Said Lot and part of lot adjoin and front together 90.25 feet on the northerly side of Crestridge Drive and run back 250.0 feet on the easterly line of Lot 88, and 226.6 feet on the westerly line of said Part of Lot No. 87, to a dead line in the rear, measuring 99.8 feet thereon.

Being the same property conveyed to David M. Eaton and wife, Susan A. Eaton, by deed dated June 27, 2007, from Lois A. Meadows, unmarried, of record in Instrument No. 20070703-0079441, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 1424, page 63, Register's Office for Davidson County, Tennessee.