Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Premier Realty Trust, LLC 5008 Ashby Drive Brentwood, TN 37027	NEW OWNER	08207034600, 091-10-0-202.00

BILL GARRETT, Davidson County
Trans:T20120049633 DEEDWARR
Recvd: 07/05/12 14:52 3 pgs
Fees:18.00 Taxes:148.74
20120705-0059202

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $40,200.00

Affiant

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 25th day of June, 2012.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Tony E. Moran, Executor of the Estate of Doris Louise Eanes ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Premier Realty Trust, a Tennessee limited liability company ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 59, SECTION I, ,URBANDALE, as shown on Plat of record in Plat Book 1835, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed by Quitclaim Deed from O. B. Hofstetter, Jr., Trustee to Doris Louise Moran Eanes and husband, Joe T. Eanes as recorded on the 9th day of June, 1984 in Deed Book 6311, Page 709, in the Register's Office of Davidson County, Tennessee. Joe T. Eanes having since died on December 1, 1993 and Doris Louise Moran Eanes having since died on November 5, 2011. Tony Eugene Moran has been appointed Executor by Doris Louise Eanes' will probated on February 1, 2012 of record in Docket No. 12P171, Circuit Court, Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **5512 Urbandale Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

IN WITNESS WHEREOF, Grantor has executed this instrument on this **25th** day of **June, 2012.**

GRANTOR(S)

Tony E. Moran, Executor

Tony E. Moran, Executor of the Estate of Doris Louise Eanes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Tony E. Moran** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **25th** day of **June, 2012.**

Notary Public

My Commission Expires: 12-03-13

See Attached

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Acknowledgement

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tony E. Moran with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Doris Louise Eanes Estate, the within named bargainor, and as such Executor executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 25th day of June, 2012.

Notary Public

Commission Expires:12-03-13

