File Box 9-B

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12061218** BILL GARRETT, Davidson County Trans:T20120054838 DEEDWARR Recvd: 07/26/12 09:37 2 pgs Fees:13.00 Taxes:1924.00 20120726-0065672	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $520,000.00. Affiant Subscribed and sworn to before me, this24th day of July, 2012. Notary Public My Commission Expires: ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: John C. Eason, Jr. 293 Fairfax Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-10-0-278.00

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, **Dorothy M. Thornton, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John C. Eason, Jr., unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, ALAN D. RATNER'S RESUBDIVISION OF LOT 1, as shown on plat of record in Instrument No. 20031107-0163775, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dorothy M. Thornton by Special Warranty Deed from William H. Horton, Successor Trustee of the Irrevocable Trust of John C. Thornton, Sr., dated May 23, 1993, recorded on the 3rd day of June, 2010 in Instrument No. 20100603-0043076, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ALAN D. RATNER'S RESUBDIVISION OF LOT 1, as recorded in Instrument No. 20031107-0163775 and Plat Book 1835, Page 61.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 293 Fairfax Avenue Nashville TN 37212.

The said property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 24th day of July, 2012.

Dorothy M. Thornton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dorothy M. Thornton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014