BILL GARRETT, Davidson County
Trans:T20120065297 DEEDWARR
Recvd: 08/30/12 15:34 2 pgs
Fees:13.00 Taxes:1739.00

20120830-0078634

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $470,000.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2012. Notary Public My Commission Expires: My Commission Expires MAR 3, 2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Glenn Eason and Janet Eason 110 Chatsworth Dr. Nashville, TN 37215	Same	131010F00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SIDNEY J. MADDOX AND WIFE, CLAUDIA G. MADDOX**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **GLENN EASON AND WIFE, JANET EASON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Chatsworth (formerly Buxton Square) of record in Book 5200, page 575, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sidney J. Maddox and Claudia G. Maddox, by deed from Faye Allen Hale, Executrix of the Estate of Elizabeth A. Allen, recorded as Instrument No. 200007190071275, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5200, page 575, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6049, page 665, amended in Book 6114, page 43, amended in Book 6114, page 49, amended in Instrument No. 20050126-0009824, as re-recorded as Instrument No. 20050222-0019401, Register's Office for said County.

This is improved property known as: **110 Chatsworth Dr., Nashville, TN 37215**.

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, their heirs and assigns, forever; and we covenant with 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 28th day of August, 2012.

SIDNEY J. MADDOX

CLAUDIA G. MADDOX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SIDNEY J. MADDOX**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of August, 2012.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CLAUDIA G. MADDOX**, the within named bargainor, 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 28th day of August, 2012.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

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