WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307400.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of February, 2013 Notary Public MY COMMISSION EXPIRES: 11/3/15 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130015984 DEEDWARR
Recvd: 02/26/13 15:06 2 pgs
Fees:13.00 Taxes:1137.38
20130226-0019240

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Levi B. Crabtree and Meghan W. Crabtree	F&M Bank	11613006500
(NAME) 6029 Sedberry Road	(NAME) PO Box 451	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Clarksville, TN 37041-0451	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew C. Eakes and Allyson M. Eakes**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Levi B. Crabtree and Meghan W. Crabtree, husband and wife**, 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. 31 on the Plan of Harding Park, as of record in Book 2331, page 120, Register's Office for said County, described as follows:

Beginning at a point in the Northeasterly margin of Sedberry Road at the corner of Lots 30 and 31; thence with the line between said lots, Northeasterly 230 feet to a corner of Lot 55; thence with the line between Lots 31 and 55, Southeasterly 141 feet to the Westerly margin of Post Road; thence with the margin of the same, Southerly 170 feet to the beginning of a curve; thence around said curve, Southwesterly 35.9 feet to the margin of Sedberry Road; thence with the margin of the same, Northwesterly partially around a slight curve, 213.8 feet to the point of beginning.

Being the same property conveyed to Andrew C. Eakes and wife, Allyson M. Eakes by Warranty Deed from Moses D. Miller, Jr., Trustee of The Moses D. Miller, Jr. Revocable Living Trust dated June 15, 2005 of record in Instrument No. 20050620-0070084, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6029 Sedberry Road, Nashville, TN 37205

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 do covenant with the said Grantees that we

are lawfully seized and possessed of said land in fee simple, has 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 our hands this **26th** day of **February, 2013**

Andrew C. Eakes

Allyson M. Eakes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Andrew C. Eakes and Allyson M. Eakes**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **February, 2013**

Notary Public

My commission expires: _____

CARTS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015