BILL GARRETT, Davidson County
Trans:T20130024491 DEEDWARR
Recvd: 03/26/13 14:25 2 pgs
Fees:13.00 Taxes:887.63

20130326-0029666

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 21ST day of March, 2013. Notary Public MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067		
ADDRESS NEW OWNER(S) AS FOLLOWS: Justin A. Eason	SEND TAX BILLS TO: SWBC Mortgage	MAP-PARCEL NUMBERS 07111023900
(NAME) 1407 Pennock Ave	(NAME) 9311 San Pedro Ave., Ste 100	
(ADDRESS) Nashville, TN 37207	(ADDRESS) San Antonio, TX 78216	
(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, **Casey Huynh**, an unmarried woman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Justin A. Eason, an unmarried person**, 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 Nos. 221, 222, and 223 on the Plat of the Highland Land Cos. Subdivision of record in Book 421, page 14, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Casey Huynh, an unmarried man by deed from Jeffrey D. Wilkerson and wife, Joni Wilkerson dated September 13, 2012 of record in Instrument No. 20120920-0085499, Register's Office of Davidson County, Tennessee. Previously being part of the same property conveyed to Jeffrey D. Wilkerson and wife, Joni Wilkerson by deed from First Citizens National Bank dated May 23, 2011 of record in Instrument No. 20110608-0043834, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to First Citizens National Bank by deed from Ralph Henson, Trustee dated February 26, 2010 of record in Instrument No. 20100302-0015964, 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 X property, known as 1407 Pennock Ave, Nashville, TN 37207

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 21st day of March , 2013.

Casey Huynh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Casey Huynh**, 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 **21st** day of **March**, 2013.

TERESA MEEK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My commission expires: May 16, 2015