BILL GARRETT, Davidson County
Trans:T20130027304 DEEDWARR
Recvd: 04/04/13 09:47 2 pgs
Fees:13.00 Taxes:714.10

20130404-0033227

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 193,000.00

Goldie A Ware
Affiant

Subscribed and sworn to before me, this 22nd day of March, 2013.

Notary Public

My commission expires: 3-01-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
GOLDIE A WARE	**GUARANTY TRUST COMPANY**	**03407002900**
207 SHEPHERD HILLS DRIVE	**316 ROBERT ROSE DRIVE**	
MADISON, TN 37115	**MURFREESBORO, TN 37129**	

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 ACKNOWLEDGE, WE,

EAS PROPERTIES, INC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GOLDIE A WARE, UNMARRIED

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. 18 on the Plan of Shepherd Hills Subdivision, Section I, of record in Book 2331, page 46, Register's Office for said County.

SAID Lot No. 18 fronts 115 feet on the east side of Shepherd Hills Drive and runs back 415 feet on the north line and 296 feet on the south line to a dead line in the rear on which it measures 165.3 feet.

BEING THE SAME PROPERTY CONVEYED TO EAS PROPERTIES, INC BY WARRANTY DEED FROM KAREN ANDERSON CHAPMAN, UNMARRIED DATED 05/22/12 AND RECORDED ON 03/27/12 IN INSTRUMENT NO. 20120327-0025897, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO KAREN ANDERSON CHAPMAN BY QUITCLAIM DEED FROM DAVID P ANDERSON, AN UNMARRIED MAN DATED 05/05/09 AND RECORDED ON 05/07/09 IN INSTRUMENT NO. 20090507-0042153, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 207 SHEPHERD HILLS DRIVE, MADISON, TN 37115.

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, have a good right to convey it and the same in 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 my/our hand(s) this 22nd day of March, 2013.

Edward A. Sloan Jr.

EDWARD A SLOAN, JR, PRESIDENT
EAS PROPERTIES, INC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared EDWARD A SLOAN, JR whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is PRESIDENT of EAS PROPERTIES, INC and that he is authorized by EAS PROPERTIES, INC to execute this instrument on its behalf by his/her/their self as such PRESIDENT.

Witness my hand, at office, this 22nd day of March, 2013.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY