WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130032824 DEEDWARR
Recvd: 04/22/13 13:00 2 pgs
Fees:13.00 Taxes:481.00
20130422-0039774

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

DAVID R.A. ROETCHER NOTARY PUBLIC TENNESSEE My Comm Exp. July 21, 2013 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan Simpson	Nola Lending Group, LLC	150-07-331.00
(NAME)	(NAME)	
3405 Country Ridge Drive	4000 S Sherwood Forest Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Baton Rouge, LA 70816	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Corey A. Eggleston and wife, Kathryn R. Eggleston, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joan Simpson, an unmarried woman, 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. 267, on the Plan of Section Six-B, "The Counry", as of record in Plat Book 5200, pages 741 and 742, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Corey A. Eggleston and wife, Kathryn R. Eggleston by deed of record in Instrument Number 20110622-0047986 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of The Country of record in Plat Book 5200, pages 741 and 742, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 6264, Page 656, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3405 Country Ridge Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 12th day of April, 2013.

Corey A. Eggleston by Kathryn R. Eggleston, Attorney in Fact

Corey A. Eggleston by Kathryn R. Eggleston, Attorney-in-Fact

Kathryn R. Eggleston

Kathryn R. Eggleston

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathryn R. Eggleston, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 13th day of April, 2013.

Commission expires:

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 12th day of April 2013 before me personally appeared Kathryn R. Eggleston, the person who executed the foregoing instrument on behalf of Corey A. Eggleston, and acknowledged that she executed the same as the free act and deed of the said Corey A. Eggleston, through Power of Attorney granted 04/02/13 by the said Corey A. Eggleston.

Witness my hand and official seal at Franklin, Tennessee this 13th day of April, 2013.

Commission expires:

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public