BILL GARRETT, Davidson County
Trans:T20130041679 DEEDWARR
Recvd: 05/20/13 09:51 2 pgs
Fees:13.00 Taxes:111.00

20130520-0050427

WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Deanna Reyes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Reyes Construction, Inc.	Reyes Construction, Inc.	04306026000
(NAME)	(NAME)	
3008 Lookout Point	3008 Lookout Point	
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073	Greenbrier, TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES EASON, SR. , BILLY R. EASON, DORIS A. MORSE AND JAMES EASON, JR. (by and through his Attorney-in-Fact, Doris A. Morse) AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF HARVEY E. EASON, DECEASED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REYES CONSTRUCTION, INC., HEREINAFTER CALLED THE GRANTEE, ITS 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. 218 on the Plan of Madison Park, Section 6, of record in Book 4300, Page 58, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Harvey E. Eason and wife, Betty J. Eason by Warranty Deed from Mary Lee Erskine Wooden, which deed is dated November 1, 1973 and recorded in Book 4761, Page 360, Register's Office for Davidson County, Tennessee. The said Betty J. Eason having since died on March 28, 2008 and the said Harvey E. Eason having since died on April 17, 2012. By the Last Will and Testament of Harvey E. Eason, Davidson County Probate Court Case No. 12P-1292, the Estate of Harvey E. Eason was devised to James Eason, Sr., Billy R. Eason, Doris A. Morse and James Eason, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 4431, PAGE 591, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., AS MAY BE SET FORTH ON THE PLAN OF MADISON PARK, SECTION 6, OF RECORD IN BOOK 4300, PAGE 58, SAID REGISTER'S OFFICE.

SEE POWER OF ATTORNEY FROM JAMES EASON, JR. APPOINTING DORIS A. MORSE AS HIS ATTORNEY-IN-FACT WHICH INSTRUMENT IS BEING RECORDED SIMULTANEOUSLY HEREWITH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS INSTRUMENT NO. 20130520 0050426

unimproved ☐

This is improved ☑ property, known as 254 Becklea Drive, Madison, TN 37115

(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 GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its 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 17th day of May, 2013.

James Eason, Sr.

Billy R. Eason

Doris A. Morse

James Eason, Jr. attorney-in-fact

By: Doris A Morse
Doris A, Morse, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 17th day of May, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Eason Sr., Billy R. Eason, Doris A. Morse,** [redacted] with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

dls

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of May, 2013, before me personally appeared Doris A. Morse, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James Eason, Jr., and acknowledged that she executed the same as the free act and and deed of the said James Eason, Jr.

Witness my hand and official seal at office at Madison, Tennessee, this the 17th day of May, 2013.

My commission expires: 3/3/2014

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY