WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130045492 DEEDWARR
Recvd: 05/31/13 12:34 3 pgs
Fees: 18.00 Taxes: 1054.50
20130531-0055129

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T. Bender Margaret J. Bender	NEW OWNER	10215000800
(NAME)	(NAME)	
4307 Sneed Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Joey Eades, Jr. and Linda Eades Blackburn, Devisees under the Last Will and Testament or E. Mai Eades**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William T. Bender and Margaret J. Bender, 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 all of Lot No. 365, on the plan of Brook Meade, Section X, of record in Plat Book 2331, Page 135, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Joseph C. Eades and wife, Mai S. Eades by Deed from Harry Graham and wife, Margaret L. Graham, dated 09/17/1958 and filed for record on 09/23/1958 in Book 2805, Page 487, Register's Office for Davidson County, Tennessee. The said Joseph C. Eades died on March 10, 1977, leaving Mai S. Eades the sole surviving tenant by the entirety. The said E. Mai Eades died testate on 7/20/2010 devising subject property to Joey Eades Jr. and Linda Eades Blackburn as evidenced by the Last Will and Testament of E. Mai Eades filed under Docket #10P1578, in the 7th Circuit Court of Davidson County Probate Division

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved

This is improved ☑ property, known as **724 Adkisson Lane, Nashville, TN 37205**

(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 my hand this 24th day of May, 2013.

Joey Eades, Jr. Devisee under the Last Will and Testament for E. Mai Eades

By: Joey Eades, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joey Eades, Jr. Devisee under the Last Will and Testament for E. Mai Eades, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24TH DAY OF MAY, 2013.

Commission expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

Witness my hand this 24th day of May, 2013.

Linda Eades Blackburn Devisee under the Last Will and Testament for E. Mai Eades

By: Linda Eades Blackburn

STATE OF FLORIDA
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Eades Balckburn Devisee under the Last Will and Testament for E. Mai Eades, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ocala, Florida this 24TH DAY OF MAY, 2013.

Commission expires: 10/24/2016

Notary Public

KATHLYN A. ROBBINS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE846373
Expires 10/24/2016

KATHLYN A. ROBBINS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE846373
Expires 10/24/2016