Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1301

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ande H. Keith now known as Ande M. Hoy, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory A. Eaves and wife, Frances A. Eaves,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 105, on the Plan of First Revision, Phase Four-C, Heritage Meadows, of record in Instrument No. 20051017-0124480, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ande H. Keith by deed from Kurt L. Stewart, unmarried, dated September 30, 2010, of record as Instrument No. 20101004-0078954 Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Dustin J. Keith of record as Instrument No. 20121127-0108670, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4293 Rachel Donelson Pass, Hermitage TN, 37076.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 19th day of August, 2013.

Ande H. Keith now known as Ande M. Hoy

BILL GARRETT, Davidson County
Trans:T20130072996 DEEDWARR
Recvd: 08/23/13 10:20 2 pgs
Fees:13.00 Taxes:761.83
20130823-0089077

State of Tennessee)
County of Davidson)

On this 19th day of August, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ande M. Hoy, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/22/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 205,900.00.

Affiant

Sworn and subscribed before me on this the 19th day of August, 2013.

Notary Public

My Commission Expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

NEW OWNER:
Gregory A. Eaves
4293 Rachel Donelson Pass
Hermitage, TN 37076

RESPONSIBLE FOR TAX PAYMENT:
Acopia, LLC
306 North Creek Blvd.
Ste. 100
Goodlettsville, TN 37072

TAX MAP-PARCEL #:
75-11-A-141.00