WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of **August, 2013**

Notary Public

MY COMMISSION EXPIRES: 1/6/15
(AFFIX SEAL)

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent T. Easley and Rachel Easley	Pinnacle Bank	155 08 0A0041.00CO
(NAME)	(NAME)	
6137 Tuliptree Lane	150 Third Ave South, Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/27/13 11:03 3 pgs
Fees:18.00 Taxes:856.55
20130827-0090232

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 acknowledged, I, **Delora S. French, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brent T. Easley and Rachel Easley, 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 Lot No. 41 on the Plan of Poplar Creek Estates, Phase I, as of record in Book 6250, page 647, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Robert L French and wife, Delora S. French by Warranty Deed dated 04/14/1997 from Peggy A. Coomer, unmarried and filed of record in Book 10419, page 9, Register's Office for Davidson County, Tennessee. Robert L French having since died on September 28, 2012 leaving property vested solely in Delora S. French. Delora S. French is also known as Delora A. French.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 6137 Tuliptree Lane, Nashville, TN 37221

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, has 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 **23rd** day of **August, 2013**

DELORA S FRENCH BY BRUCE WALKER ATTY IN FACT

Delora S French by Bruce Walker Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Bruce Walker, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Delora S. French, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20130827-0090231, Register's Office for Davidson County, Tennessee, and who acknowledged ~~the execution of the~~ same to be the free act and deed of Delora S. French, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 23rd day of August, 2013.

Laurie M Harris
Notary Public

My Commission Expires:

12-10-16



CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford

State of Tennessee
County of Davidson

Personally appeared before me, Lindsey G. Boswell, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LINDSEY G. BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary's Signature

My commission expires: 8/23/14