WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130104448 DEEDWARR
Recvd: 12/16/13 09:29 2 pgs
Fees:13.00 Taxes:740.00
20131216-0126628

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

FRANKIE A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachael A. Landry	Military Family Home Loans, LLC	Map & Parcel 06106006200
(NAME)	(NAME)	
4108 Hutson Ave.	1776 West Lakes Parkway, Ste 200, 300 & 310	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	West Des Moines, IA 50266-8239	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Larry W. East and Deborah L. East, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rachael A. Landry, 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:

TRACT 1:
BEING Lot No. 210, on the Plan of The Re-Subdivision of Maplewood Heights 2nd Subdivision, of record in Plat Book 6200, Page 847, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

TRACT 2:
BEING Lot No. 212 and the southerly 50 feet of Lot No. 211, on the Plan of Maplewood Heights, Second Addition, of record in Plat Book 6200, Page 847, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 212 and the southerly 50 feet of Lot No. 211 adjoin and front together 150 feet on the westerly side of Hutson Avenue and extend back between parallel lines 300 feet to a dead line in the rear.

TRACT 1:
Being the same property conveyed to Larry W. East and wife, Deborah L. East by deed from Raymond B. Collier and wife, Nellie M. Collier of record in Book 7838, Page 762, Register's Office, Davidson County, Tennessee.

TRACT 2:
Being the same property conveyed to Larry W. East and wife, Deborah L. East by deed from Lavern O. Bass and wife, Scharlotte D. Bass of record in Book 7490, Page 739, Register's Office, Davidson County, Tennessee. The previous deeds of record contained an erroneous plat book and page. The execution of this instrument corrects the error in the previous deeds.

TRACTS 1 & 2: See also deeds of record in Instrument 20090727-0070147 and in Instrument 20090728-0070426, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 7838, Page 762, said Register's Office.

Subject to any and all matters and notes on plat of record in Book 6200, Page 847, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4108 Hutson Ave., Nashville, TN 37216
(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 26th day of November, 2013.

Larry W. East

Deborah L. East

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 26th day of November, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry W. East and Deborah L. East**, 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.

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

My Commission Expires:

5-3-16

Notary Public,

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON