BILL GARRETT, Davidson County
Trans:T20140005586 DEEDWARR
Recvd: 01/24/14 11:29 2 pgs
Fees:13.00 Taxes:610.50
20140124-0006744

RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-1918

Carol M Holmes State Of Tennessee Notary Public County Of Rutherford (Notary Stamp)	STATE OF TENNESSEE COUNTY OF The actual consideration or value, whichever is greater, for this transfer is $165,000.00 Affiant Subscribed and sworn to before me, this 21st day of January, 2014. Notary Public My commission expires: 5/23/16

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright
256 Seaboard Lane, Suite G104
Franklin, TN 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eastland Development Group, LLC	SAME	**083-12-183.00**
2412 Garrison Cove		
Murfreesboro, TN 37130		

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,

Neal Lampley

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eastland Development Group, LLC, a Tennessee limited liability company

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:

A certain parcel of land in the Davidson County, Tennessee, being more particularly described as follows: Beginning at a point 180 feet south 20 1/2 degrees west of the northwesterly corner of the tract of land conveyed to George H. Bean as per deed recorded in Book No. 831, Page 130, Register's Office of Davidson County, Tennessee; thence running in same direction, with the easterly line of Ewing Avenue One-hundred (100) feet; thence south 79 degrees east One Hundred and Fifty feet to a point; thence 100 feet 20 1/2 degrees east to a point; thence (150) One Hundred and Fifty feet north 79 degrees west to the point of beginning. Said Property also being previously described as: Land in Davidson County, Tennessee, being a lot shown as the "Ira Lynn Bean Property" on the plan of Section One, Twin Estates, of record in Plat Book 3842, page 88, Registers Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Neal Lampley from Shapiro & Kirsch, LLP, as Substitute Trustee, by Substitute Trustee's Deed, recorded the 22nd day of November, 2013, of record in Instrument No. 20131122-012502, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

2013 taxes are lien not yet due and payable.
Restrictive covenants contained in an instrument of record in Book 4059, page 205, Register's Office for Davidson County, Tennessee.
Matters shown on Plat Book 3842, Page 88, Register's Office for Davidson County, Tennessee.

This is property known as 2700 Eastland Avenue, Nashville, Tennessee 37206.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 21st day of January, 2014.

Neal Lampley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Neal Lampley, the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6127
RECORD & RETURN TO:
VANDERPOOL, PEARMAN & DRUMWRIGHT
256 SEABOARD LANE, SUITE G104
FRANKLIN, TN 37067