BILL GARRETT, Davidson County
Trans:T20140012989 DEEDWARR
Recvd: 02/25/14 10:44 2 pgs
Fees:13.00 Taxes:1199.63
20140225-0016014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 324,225.00

Affiant

Subscribed and sworn to before me, this 21st day of February, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
EDWIN M. BENNETT **MAURA O'CONNELL**	NEW OWNER	**10411031500**
2525A BLAIR BLVD.	4222 Lindawood Dr.	
NASHVILLE, TN 37212	Nashville, TN 37215	

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 ACKNOWLEDGE, WE,

ELBRIDGE G. EASTMAN, JR., a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EDWIN M. BENNETT and MAURA O'CONNELL As Tenants By The Entirety

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 the westerly 47.5 feet of the easterly 95 feet of Lot No. 88 on the Map of Sunset Park, as of record in Book 332, Page 132, said Register's Office for Davidson County, Tennessee.

Said part of Lot No. 88 fronts 47.5 feet on the southerly side of Blair Boulevard and runs back between parallel lines 160.5 feet to a dead line.

BEING THE SAME PROPERTY CONVEYED TO ELBRIDGE G. EASTMAN, JR., AN UNMARRIED MAN, BY DEED FROM JEFFREY S. LANG AND WIFE, CATHY C. LANG, DATED 07/13/2007 AND RECORDED ON 07/20/2007 IN INSTRUMENT NUMBER 20070720-0086740, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $250,000.00.

SUSAN VANCE EASTMAN HEREBY JOINS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2525A BLAIR BLVD., NASHVILLE, TN 37212.

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 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 February, 2014.

ELBRIDGE G. EASTMAN, JR.,

SUSAN VANCE EASTMAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, ELBRIDGE G. EASTMAN, JR. AND SUSAN VANCE EASTMAN, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED