WARRANTY DEED MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC Rutherford G-VRES-14-1118	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2014. Notary Public MY COMMISSION EXPIRES: 1/19/15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael J. McEachern and Amanda M. McEachern Walter P. Wilson	First Community Mtg	
(NAME) **1118 Joseph Ave**	(NAME) 275 Robert Rose Dr	**08203003900**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ELIZABETH QUIROS-LOE AND JET S. LOE, HUSBAND AND WIFE** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL J. MCEACHERN AND AMANDA M. MCEACHERN, HUSBAND AND WIFE AND WALTER P. WILSON AND DOLORES WILSON, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a part of Lot 55 on the Plan of C.F. Sharpe & W.L. Horn's 2nd Subdivision of Lindsley Property N.E. Nashville of record in Plat Book 161, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The northerly 2 feet of Lot 55 was sold off to F.P. Notgrass, a widower by Quitclaim Deed from Oscar Pointer and wife, Mary Elizabeth Pointer of record in book 6228, page 271, dated 1/24/1984, said Register's Office.

Being the same property conveyed to Elizabeth Suzanne Madden, unmarried by deed from Jonathan Sewell, unmarried of record in Instrument No. 20071121-0136444 Register's Office for Davidson County, Tennessee, dated 11/16/ 2007 and recorded on 11/21/2007.

Elizabeth Suzanne Madden having since married and is now known as Elizabeth Quiros-Loe. Jett S. Loe, spouse of Elizabeth Quiros-Loe joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1118 Joseph Ave, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140038697 DEEDWARR
Recvd: 06/03/14 11:10 2 pgs
Fees:13.00 Taxes:597.55
20140603-0047758

Witness my/our hand(s) this the 30th DAY OF MAY, 2014.

Elizabeth Quiros-Loe

Jett S. Loe

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH QUIROS-LOE AND JETT S. LOE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 of May, 2014.

Notary Public
My Commission Expires: April 17, 2018
(SEAL)

VACHE AMIRIAN
COMM. #2061747
Notary Public - California
LOS ANGELES COUNTY
My Comm. Exp. Apr. 17, 2018

~~RETURN TO:~~
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Return To:
Realty Title & Escrow Co., Inc.
1139 N.W. Broad St., Ste. 200/01
Murfreesboro, TN 37129