Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #14-1181

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael J. Eatherly and wife, Amy C. Eatherly,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Victoria L. Tullier and Jean C. Tullier, as joint tenants,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly 45 feet of the westerly 12.1 feet of Lot No. 1320 and southerly 45 feet of Lot Nos. 1322 and 1324, of Block No. 45 in Plan No. 2, West Nashville, as of record in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 1320, 1322, and 1324 front 45 feet on the easterly side of 55th Avenue North, formerly Fourteenth Street, and runs back between parallel lines, 72.1 feet to a dead line.

Being the same property conveyed to Michael J. Eatherly and wife, Amy C. Eatherly by deed from Sher Powers, dated July 1, 2011, of record as Instrument Number 20110706-0051574, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1404 55th Avenue North, Nashville, TN, 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of June, 2014.

Michael J. Eatherly

Amy C. Eatherly

BILL GARRETT, Davidson County
Trans:T20140051982 DEEDWARR
Recvd: 07/18/14 11:58 2 pgs
Fees:13.00 Taxes:677.47
20140718-0063963

State of Tennessee)
County of Davidson)

On this 27th day of June, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael J. Eatherly and Amy C. Eatherly, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 183,100.00.

Affiant

Sworn and subscribed before me on this the 27th day of June, 2014.

Notary Public

My Commission Expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

NEW OWNER:
Victoria L. Tullier
1404 55th Avenue North
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
91-6-193