RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-2213

WARRANTY DEED

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,100.00

Kasey R Harrington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2014.

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: 5/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kasey R. Harrington	Peoples Home Equity	08312018300
(NAME)	(NAME)	
2700 Eastland Avenue	5205 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/29/14 12:38 3 pgs
Fees:18.00 Taxes:1450.77
20140929-0089470

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eastland Development Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kasey R. Harrington and Curtis Harrington,wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. A B, on the plan of Eastland Avenue Townhomes, filed as Exhibit "C", to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 201401240006889, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being part of the same property conveyed to Bobby T. Powers by Warranty Deed dated 06/15/2000 from Leslie Colleen Grierson, fka Leslie Colleen McNelley, an unmarried person of record in Instrument 200006290064856, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Neal Lampley by Substitute Trustees Deed dated 09/11/2013 from Shapiro & Kirsch LLP as Substitute Trustee of record in Instrument 201311220120502, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Eastland Development Group, LLC, a Tennessee limited liability company by Warranty Deed dated 01/21/2014 from Neal Lampley of record in Instrument 201401240006744, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 3842, Page 88, (2) Declaration of Covenants, Conditions and Restrictions for Eastland Avenue Townhomes of record in Instrument 201401240006889, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2700 Eastland Avenue, Nashville, TN 37206
(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 GRANTEE(S), their heirs and/or 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/or 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 hand this 25th day of September 2014.

EASTLAND DEVELOPMENT GROUP, LLC, A
TENNESSEE LIMITED LIABILITY COMPANY

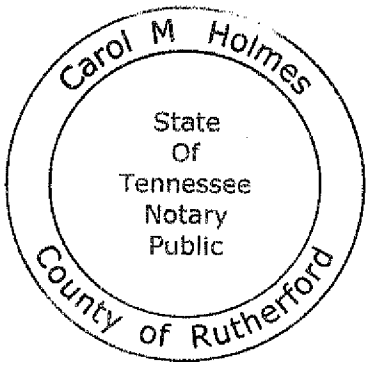
Jeramie Taber
Manager

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Jeramie Taber with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Manager of Eastland Development Group, LLC, a Tennessee Limited Liability Company and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Manager.

WITNESS my hand and seal this 25th day of September, 2014.

Carol M Holmes
Notary Public Carol M. Holmes
My Commission Expires: 5/23/16



RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

True Copy Certification

I, Carol M. Holmes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carol M Holmes

Carol M. Holmes

State of Tennessee)
County of Rutherford)

Personally appeared before me, Sasha Knowles, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sasha Knowles

Sasha Knowles, Notary Public

My Commission Expires: 7/11/17

Notary Seal

