BILL GARRETT, Davidson County
Trans:T20140076769 DEEDWARR
Recvd: 10/10/14 10:43 2 pgs
Fees:13.00 Taxes:379.25
20141010-0094120

Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B BMTE FILE 14839

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Terri B. Borders	Terri B. Borders	08203040100
1019 Stirlingshire Drive	1019 Stirlingshire Dr	
Hendersonville, TN 37075	Hendersonville, TN 37075	
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, East Nashville, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Terri B. Borders, a married person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> Land in Davidson County, Tennessee being Lot No. 5 on the Plan of J. M. Eatherly's Addition of record in Book 57, Page 138, Register's Office for Davidson County, to which plat reference is hereby made for a more particular description.
>
> Being the same Property conveyed to Pluto Properties, LLC by Deed from Deutsche Bank National Trust Company, trustee of record in Instrument 20040412-0040684, Register's Office for Davidson County, Tennessee. The above described real property was conveyed by Quitclaim Deed to Evangeline Pedraza of record in Instrument 20090116-0003638, Register's Office of Davidson County,Tennessee.
>
> Being the same property conveyed by Successor Trustee's Deed from Robert J. Notestine III, Successor Trustee to East Nashville, LLC as recorded on the 20th day of April, 2010 in Instrument No. 20100420-0029766 and Scrivener's Affidavit as recorded on the 4th day of June, 2010 in Instrument No. 20100604-0043588, in the Register's Office of Davidson County, Tennessee.

This is improved real property located at 332 Vaughn Street, Nashville, Tennessee 37207.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee.
2. All matters, restrictions and easements shown on the plat of Plan of J. M. Eatherly's Addition as recorded in Plat Book 57, page 138, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $102,500.00.
(
(
(Subscribed and sworn to before me
(this 7th day of October, 2014.
(
(My Commission Expires: 11/3/15

Affiant

Notary Public

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 7th day of October, 2014.

EAST NASHVILLE, LLC

By: _____
Bobby F. Bellenfant, Sole Member

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Bobby F. Bellenfant with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing as the sole member for East Nashville, LLC and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained as sole member for East Nashville, LLC.

WITNESS my hand and official seal at Nashville, Tennessee this 7th day of October, 2014.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017