BILL GARRETT, Davidson County
Trans:T20140079083 DEEDWARR
Recvd: 10/21/14 10:08 2 pgs
Fees:13.00 Taxes:344.10
20141021-0096857

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $93,000.00

Affiant

Subscribed and sworn to before me, this 8th day of October, 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
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CHRISTOPHER T. BACK STEVEN J. KRAFT	NEW OWNER	108120A04700CO
1320 QUAIL VALLEY RD		
NASHVILLE, TN 37214		

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,

EAC PROPERTIES, INC.,

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

CHRISTOPHER T. BACK and STEVEN J. KRAFT

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 Lot No. 29, Unit No. 47 on the Plan of Phase Seven Section Four, Quail Valley of record in Plat Book 5200, Page 522, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING THE SAME PROPERTY CONVEYED TO EAC PROPERTIES, INC., BY WARRANTY DEED FROM THOMAS B. BENDER, MARRIED, DATED 08/01/2014 AND RECORDED ON 08/06/2014 IN INSTRUMENT NUMBER 20140806-0070898, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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 1320 QUAIL VALLEY RD, NASHVILLE, TN 37214.

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 8th day of October, 2014.

EAC PROPERTIES, INC.

BY: JASON VANDERMARK

BY: ELIZABETH B. FLUGHUM

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, JASON VANDERMARK AND ELIZABETH B. FLUGHUM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be _____ of EAC PROPERTIES, INC., the within named bargainor, a corporation, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand, at office, this 8th day of October, 2014.

Notary Public
My Commission Expires: 9.21.15

