BILL GARRETT, Davidson County
Trans:T20140088328 DEEDWARR
Recvd: 11/24/14 12:53 2 pgs
Fees:13.00 Taxes:1202.50
20141124-0108020

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eugenia Sounds LLC 2314 Eugenia Avenue Nashville, TN 37211	SAME	118080-015.00 118080-016.00

THIS INDENTURE, made this 19th day of November, 2014 between

Benjamin L. Waller

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Eugenia Sounds LLC, a Tennessee limited liability company

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A tract or parcel of land in Nashville, Davidson County, Tennessee, being Lots 60 and 61 on the plan of Grandview Heights, of record in Plat Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, and being described more particularly according to a survey dated October 20, 2014, by Philip B. Taylor, T.R.L.S. No. 1459, as follows:

Beginning at an iron pin with cap set on the northeasterly margin of Eugenia Avenue, said iron pin being 200 feet, more or less, from the intersection of Eugenia Avenue and Melrose Avenue, and being the southerly corner of Lot 61, Grandview Estates; Thence with the right of way of Eugenia Avenue N 46° 00' 13" W 99.57 feet to an old concrete monument, being the westerly corner of Lot 60, Grandview Heights; Thence with the northwesterly line of Lot 60, N 44° 26' 03" E 150.61 feet to an iron pin with cap set in the southwesterly margin of a 15 foot alley; Thence with the southwesterly right of way of said alley S 45° 56' 53" E 100.05 feet to a ½" rebar, being the easterly corner of Lot 61, Grandview Heights; Thence with the southeasterly line of Lot 61 S 44° 37' 00" W 150.52 feet to the point of beginning.

Being the same property conveyed to Benjamin L. Waller by Quitclaim Deed dated 3/13/14 from Shirley N. Waller of record in Instrument No. 20140321-0023551, and by Quitclaim Deed dated 7/26/04 from Sam E. Stansbury, Trustee of record in Instrument No. 20040817-0099350, 20040817-0099351 and 20040817-0099352, and by Warranty Deed dated 4/2/77 from George Keaton and Charles Tate of record in Book 5130, Page 448, and by Warranty Deed dated 1/4/77 from Ed Hill and wife Lillian Hill, of record in Book 5241, Page 216, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2314 & 2316 Eugenia Avenue, Nashville, TN 37211.

The above description was prepared from boundary survey prepared by Philip B. Taylor, Registered Land Surveyor, Tennessee No. 1459, whose address is Taylor Land Surveying, LLC, 902 Timberside Drive, Nolensville, TN 37135.

THIS CONVEYANCE is made subject to real property taxes for 2015 and subsequent years, plat of record in Plat Book 161, Pages 14 and 15, and to all zoning and subdivision restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes which are to be prorated between the parties and which will be paid at closing, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

Benjamin L. Waller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Benjamin L. Waller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19th day of November, 2014.

Notary Public My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $325,000.00.

Affiant

Sworn to and subscribed before me, this 19th day of November, 2014.

Notary Public My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY