BILL GARRETT, Davidson County
Trans:T20140090988 DEEDWARR
Recvd: 12/04/14 15:20 3 pgs
Fees:18.00 Taxes:407.00
20141204-0111362

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
File #14855 Box 26B

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS |
|---|---|---|
| EAC Properties, Inc. | New Owner | 07213007500 |
| 216 Centerview Drive, Suite 317 | | |
| Brentwood, TN 37027-3226 | | |

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, David Lewis, a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto EAC Properties Inc., a Tennessee corporation (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit: Situated in Davidson County, Tennessee particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 90, PLAT OF TREVECCA SUBDIVISION OF RENRAW, as shown on plat of record in Plat Book 421, Pages 72-73, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Lewis by Special Warranty Deed (Corporation) from Federal Home Loan Mortgage Corporation, by its duly authorized attorney in fact, National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services ("FAACS"), recorded on the 16th day of September, 2009 in Instrument No. 20090916-0086428, in the Register's Office of Davidson County, Tennessee.

The above described real property is not the homestead of David Lewis and never has been and is investment property owned by David Lewis.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. All matters as shown on the Plat of Trevecca Subdivision of Renraw in Plat Book 421, page 72-73, said Register's Office.

3. This conveyance is subject to all restrictions, easements and planning documents of record.

This is improved property commonly known as 1015 McClurkan Avenue, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $110,000.00.

Affiant

Subscribed and sworn to before me this 25th day of November, 2014.

Notary Public

Commission Expires: My Comm. Expires May 8, 2017

ROBERT J. NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors 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 does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and against the lawful claims of all persons whomsoever.

Witness my hand this 25th day of November, 2014.

David Lewis

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared David Lewis with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

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