WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150014690 DEEDWARR
Recvd: 02/27/15 15:05 2 pgs
Fees: 13.00 Taxes: 1387.13

20150227-0017381

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00

Kristin Bovett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2016~~ 5-23-17
(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
Paul Mazzuchelli	BANK OF KANSAS CITY	Part Of 08312018300
(NAME)	(NAME)	
2614 EASTLAND AVENUE	PO BOX 35688	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	TULSA, OK 74153	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Paul Mazzuchelli**, hereinafter called the GRANTEE(S), his 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, 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 201401240006889, in the 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 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 Boundary Plat Book 3842, Page 88; 2. Restrictive Covenants of record in Book 4059, Page 205; 3. Declaration of Covenants, Conditions and Restrictions 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 2614 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), his 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), his 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 24th day of February, 2015.

EASTLAND DEVELOPMENT GROUP, LLC

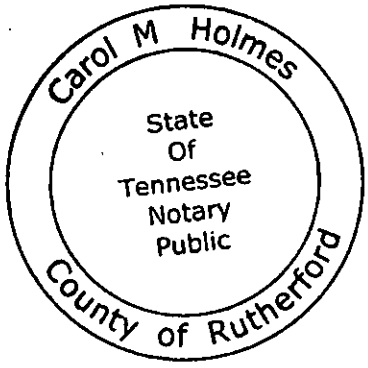
By: Jeramie Taber, Manager

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 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 24th day of February, 2015.

Notary Public Carol M. Holmes
My Commission Expires: May 23, 2016



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