WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M151092

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1092

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Peter Easling Elma Easling 1931 Portway Road Spring Hill, TN 37174	NEW OWNER	53-12-50.00

BILL GARRETT, Davidson County
Trans:T20150017808 DEEDWARR
Recvd: 03/11/15 15:11 2 pgs
Fees:13.00 Taxes:173.90
20150311-0021003

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $47,000.00

Amanda Vaughn
Affiant

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Oct. 18, 2016

Subscribed and sworn to before me, this the 27th day of February, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Shelia Roberts and Ray Dominguez, as tenants in common with right of survivorship,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Peter Easling and Elma Easling, husband and wife,** 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 the easterly ½ of Lot 45 and all of Lot 44 on the plan of BLOCK "A" on a certain map entitled Map No. 3 of the LIFE AND CASUALTY INSURANCE COMPANY PROPERTY AT OLD HICKORY TENNESSEE, as shown by plat of record in Plat Book 974, page 11, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shelia Roberts and Ray Dominguez, as tenants in common with right of survivorship by Warranty Deed from Bonnie S. McGee, Robert Eugene Ross, Corbitt Duane Ross and Sandra M. Meador and Vickie G. Brewington, dated March 18, 2013, recorded March 21, 2013, of record in Instrument No. 20130321-0028011, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Marvin W. Ross and wife, Mary Irene Ross by Warranty Deed dated September 26, 1972, recorded September 29, 1972, of record in Book 4641, page 934, said Register's Office. Marvin William Ross having since died intestate on October 11, 1999, property passing to Mary Irene Ross as sole surviving heir by the entirety. Mary Irene Ross having since died intestate on January 22, 2012, property passing to her heirs-at-law as stated in Affidavit of Heirship of record in Instrument No. 20130321-0028008, said Register's Office.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: **178 Park Circle, Old Hickory, TN 37138**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **27th** day of **February, 2015.**

GRANTOR(S)

Shelia Roberts

Ray Dominguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Shelia Roberts and Ray Dominguez** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **27th** day of **February, 2015.**

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016