WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/15 13:59 3 pgs
Fees:18.00 Taxes:277.50
20150417-0034352

State of Tennessee)
County of Davidson)

15-03-002

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of April, 2015.

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RANDY HALEY AND PAT CHEEK	NEW OWNERS	082-04-0
(NAME) 339 Chamberlin Street	(NAME)	236.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TONI C. EATON AND JAMES KENNETH EATON, JR.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RANDY HALEY AND PAT CHEEK**, hereinafter called the Grantee(s), 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 on the Map of Carter Lane Place, as of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to SOUTHEAST INVESTMENTS, LLC, by Deed from EATON FAMILY PROPERTIES, of record in Instrument No. 20051104-0134202, Register's Office for Davidson County, Tennessee. The said SOUTHEAST INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, having since been administratively dissolved by the State of Tennessee effective August 8, 2010 there have been no other persons or entities who were the owners other than those that executed the Exhibit "A" the Affidavit of Ownership for Southeast Investments, LLC, attached hereto and made a part hereof.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **878 Carter Street, Nashville, TN, 37206.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 17th day of April, 2015.

Toni C. Eaton

TONI C. EATON

JAMES KENNETH EATON, JR.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TONI C. EATON AND JAMES KENNETH EATON, JR.**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 2015.

My Commission Expires: 07/02/18

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SCOTT WEISS

VICKI M. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, SCOTT WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~07/02/18~~ 1/9/18

Notary Public

Affidavit of Ownership for SOUTHEAST INVESTMENTS, LLC

WHEREAS, SOUTHEAST INVESTMENTS, LLC is a Tennessee limited liability company formed on September 22, 2005.

WHEREAS, SOUTHEAST INVESTMENTS, LLC was administratively dissolved by the State of Tennessee on August 8, 2010.

WHEREAS, the former members of SOUTHEAST INVESTMENTS, LLC wish to sell real property located at 878 Carter Street which is currently titled in the name of SOUTHEAST INVESTMENTS, LLC.

WHEREAS, Old Republic National Title Insurance Company as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

In consideration of the foregoing the Affiant(s) state as follows:

Before me, the undersigned notary for the State of Tennessee, personally appeared Affiant(s) who after by me being sworn, stated:

1. We were the only Members of SOUTHEAST INVESTMENTS, LLC at the time of the dissolution of the Company by the State of Tennessee on August 8, 2010. Further, as a result of the dissolution we are now the current owners of the real property located at 878 Carter Street.

2. We certify that the undersigned, since August 8, 2010 there have been no other persons or entities who were owners and are the only persons that are in entitled to claim any ownership interest in the property located at 878 Carter Street, Nashville, Tennessee 37206 other than Toni C. Eaton and James Kenneth Eaton, Jr., which have executed this Affidavit.

3. This Affidavit is not made for the benefit of any other parties, other than the parties to this real estate transaction, and this Affidavit does not constitute a warranty or guarantee of ownership of the real property located at 878 Carter Street, Nashville, Tennessee 37206.

4. We understand that we have no liability to Old Republic National Title Insurance Company should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to Old Republic National Title Insurance Company.

Toni C. Eaton

Toni C. Eaton

James Kenneth Eaton, Jr.

SWORN AND SUBSCRIBED this 17th day of April, 2015.

My Commission Expires: 7/2/2018 Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Tonic C. Eaton** and **James Kenneth Eaton, Jr.,** the bargainor(s), with whom I am personally acquainted or provided to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 2015.

My Commission Expires: 7/2/2018

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY