Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP151601

BILL GARRETT, Davidson County
Trans:T20150029998 DEEDWARR
Recvd: 04/21/15 11:00 2 pgs
Fees:13.00 Taxes:1073.00
20150421-0035423

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ @ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this 16th day of April, 2015.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Stacy B Smith 4523 Michigan Avenue Nashville, TN 37209	SWBC Mortgage Corp 9311 San Pedro Ave #100 San Antonio, TX 78216	091-08-0-B-002.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Cameron Eades and Anna Chappel, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stacy Beth Smith, an unmarried person** hereinafter called the Grantees, their successors 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 Unit No. B, as shown on the plan of Eastoak Groves Townhouses, Phase 1, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Instrument Number 200806020055567 as amended in Instrument Number 201204020027510, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Townhome, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Cameron K Eades and James P Eades, tenants in common with rights of survivorship, by Warranty Deed from Eastoak, LLC and Curtis M Groves, dated 05/29/2009 and recorded 06/02/2009 in Instrument Number 20090602000819, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cameron Eades QuitClaim Deed from James P Eades and wife Sharon Eades dated 06/21/2013 and recorded 06/25/2013 in Instrument Number 20130625-0065200, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4523 Michigan Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 my hand this 16th day of April, 2015.

Cameron Eades

Anna Chappel

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cameron Eades and Anna Chappel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 16th day of April, 2015.

K Cassidy

State of Tennessee at Large

My Commission expires: 8/23/16

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016