BOX 10-B

BILL GARRETT, Davidson County
Trans:T20150040714 DEEDWARR
Recvd: 05/26/15 15:24 2 pgs
Fees:13.00 Taxes:1054.50
20150526-0048306

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LUIS MADRID, ET AL	**SAME**	**114-07-0B-066.00-CO**
(NAME) **1308 W. RUNNING BROOK ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JASON C. EYRE AND WIFE, KRISTEN M. EYRE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUIS MADRID AND WIFE, MAYRA BETANCOURT,** 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 Lot No. 42 on the Plan of Section Three, Westchase of record as Instrument No. 20030807-0112290, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason C. Eyre and spouse, Kristen M. Eyre from James A. Compton and spouse, Melissa B. Compton, by deed dated February 20, 2008, of record as Instrument No. 20080221-0017130, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20030807-0112290; Easement granted unto Tennessee Electric Power Company of record in Book 751, page 374; TVA Easement(s) of record in Book 787, page 13, and Book 787, page 14; Agreement of record in Book 2484, page 315; Agreement for Dedication of Easement for Sanitary Sewer of record in Book 5222, page 720; Agreement for Dedication of Easement Public Utilities of record in Book 8626, page 852; Agreement for Dedication of Sewer Line Easement of record as Instrument No. 20021028-0131574; Utility Easement of record as Instrument Nos. 20021104-0134795 and 20050509-0052106; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens of record as Instrument No. 20021126-0146387; and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **1308 W. RUNNING BROOK ROAD, NASHVILLE, TN 37209**
(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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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. 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 our hands this 26 day of May, 2015.

JASON C. EYRE

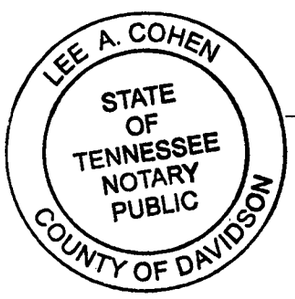
KRISTEN M. EYRE

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 **Jason C. Eyre and Kristen M. Eyre**, the bargainors, 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 26 day of May, 2015.

My commission expires: **November 5, 2018.**



Notary Public