WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043397 DEEDWARR
Recvd: 06/03/15 10:27 2 pgs
Fees:13.00 Taxes:499.50
20150603-0051666

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2015

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
EAC Properties, Inc., a Tennessee corporation	EAC Properties, Inc.	72-13-27
(NAME) 1023 Iverson Ave ~~928 Cahal Avenue~~ MV	(NAME) 1023 Iverson Ave.	
(ADDRESS) Nashville, TN 37216. ~~Nashville, TN 37206~~ MV	(ADDRESS) Nashville, TN 37216.	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150952

For and 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, I/we, Jeff Baxter , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto EAC Properties, Inc., a Tennessee corporation, 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. 78, on the Plan of Springdale, as shown on plat of record in Plat Book 974, page 18, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jeff Baxter by deed from Herbert Todd Goostree and wife, Faith Danette Goostree, dated May 22, 2002, of record in Instrument No. 20020524-0063486, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 928 Cahal Avenue, Nashville, TN 37206
(House No.) (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/we do covenant with the said GRANTEES that I/we am/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 I/we 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of June, 2015

Jeff Baxter

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeff Baxter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st of June, 2015.

Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY