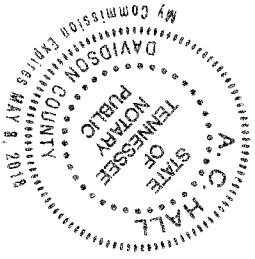
Davidson County	DEEDWARR
Recvd: 07/09/15 15:52	3 pgs
Fees:18.00 Taxes:1698.30	
20150709-0066959	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of July, 2015,

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Heather Easterday and Dara Easterday	Wilson Bank + Trust	104 14 0 116.00
(NAME)	(NAME)	
2805 W. Linden Ave	1436 W. Main St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Lebanon TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Fifty-Nine Thousand And No/100 Dollars ($459,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Meredith Schulz f/k/a Meredith C. Ashcraft, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Heather J. Easterday, an unmarried person and Dara J. Easterday, an unmarried person**, 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:

Being the westerly 50 feet of the easterly 150 feet of the northerly 134 feet of Lot No. 32 on the plan of Belair, as of record in Book 332, page 6, of the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 32 front 50 feet on the southerly side of West Linden, formerly Sunset Avenue, and runs back between parallel line, 134 feet to a dead line.

Being the same property conveyed to Meredith C. Ashcraft by Warranty Deed from Allen Scott Craig and Marcia Larson Craig, husband and wife dated May 31, 2012 and recorded June 8, 2012 as Instrument No. 201206080050059 in said Register's Office for Davidson County, Tennessee.

The above referenced property is not the primary residence of the said Meredith Schulz.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-153106

unimproved ☐

This is improved ☒ property, known as 2805 W. Linden Ave, Nashville, TN 37212

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, has 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. 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 .

Meredith Schulz f/k/a Meredith C. Ashcraft

Meredith Schulz f/k/a Meredith C. Ashcraft
By Patrick Higgins attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Patrick Higgin - aif for Meredith Schulz f/k/a Meredith Ashcraft, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Meredith Schulz, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of _____, for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2015.

A C Hall

Notary Public

My Commission Expires: 5-8-18

(SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

File Number: GRN-153106

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).