WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150060281 DEEDWARR
Recvd: 07/23/15 13:33 2 pgs
Fees:13.00 Taxes:880.60
20150723-0072430

O-PR-15-535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-(illegible)
(AFFIX SEAL)

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tyler Browning	**Farmington Mortgage, a Division of Capstar Bank**	
(NAME)	(NAME)	
535 Huntington Parkway	**2002 Richard Jones Rd., Ste. 300A**	**161-11-0-045.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOHN R. EATON AND LESLEY EATON, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TYLER BROWNING AND CAITLYN BROWNING, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 353 on the Plan of Section Three, Huntington Park of record in Plat Book 4460, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John R. Eaton, unmarried by Warranty deed from Dennis E. Corrieri, married of record in Instrument No. 20020403-0040224 Register's Office for Davidson County, Tennessee, dated March 28, 2002 and recorded on April 03, 2002. Further, being the same property conveyed to John R. Eaton and Lesley Eaton, husband and wife by Quitclaim deed from John R. Eaton, a married man, who acquired Title as unmarried, joined by his Spouse, Lesley Eaton of record in Instrument No. 20141027-0098500 Register's Office for Davidson County, Tennessee, dated October 20, 2014 and recorded on October 27, 2014.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 4460, Page 68;
- Restrictions of record in Book 4577, Page 789, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **535 Huntington Parkway, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF JULY, 2015.

John R. Eaton

Lesley Eaton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN R. EATON AND LESLEY EATON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212