Davidson County	DEEDWARR
Recvd: 08/05/15 13:34	4 pgs
Fees:23.00 Taxes:2294.00	
20150805-0077967	

#32514

THIS INSTRUMENT PREPARED BY: Mudter & Patterson 3811 Bedford Avenue, Ste. 205 Nashville, TN 37215 Record & Return To: First Title & Escrow Co., Inc. FTEC File No.	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $620,000.00 Affiant Subscriber and sworn to before me this 3rd day of August, 2015 Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 3, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information Tax Parcel ID No.:
Walker and Allyson Eastham 926 Chancery Lane Nashville, TN 37205	Walker and Brooke Eastham 926 Chancery Lane Nashville, TN 37205	130-10-0, 087.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert L. West** ("Grantor") has this day bargained and sold, and does hereby transfer to **Walker Eastham** and Allyson Eastham, husband and wife ("Grantee"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 926 Chancery Lane, Nashville, TN 37205.

This property is not the residence of Grantor.

To have and to hold said real estate, with the appurtenances, estate, title and interest thereon belonging, to Grantee, their successors and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature Page and Exhibit A Follow]

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 30th day of July, 2015.

Robert L. West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Robert L. West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2015.

Notary Public

RHEA WRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: MY COMMISSION EXPIRES APRIL 17, 2016

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 4 and 5 in Block 3 on the Plan of the Manors of Belle Meade, as of record in Book 547, Page 152, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 4 and 5 front together 120 feet on the easterly side of Chancery Lane and run back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Robert L. West by Warranty Deed from Mary G. Goodman, a married woman, and husband, Mark Goodman, executed on January 26, 2004, and filed of record on January 29, 2004 as Instrument No. 20040129-0011001, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters listed below as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of way for public utilities that appear in the appropriate public records.

1. State, County, and Belle Meade City taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Tax Parcel ID No. 130-10-0 087.00.

2. The Plan of record in Book 547, Page 152, Register's Office for Davidson County, Tennessee.

3. The rights or privileges to make water connections as contained in the Deed of record in Book 775, Page 136, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewer to the City of Belle Meade, of record in Book 5787, Page 432, Register's Office for Davidson County, Tennessee.

This property is improved property located at 926 Chancery Lane, Nashville, TN 37205.

True Copy Certification

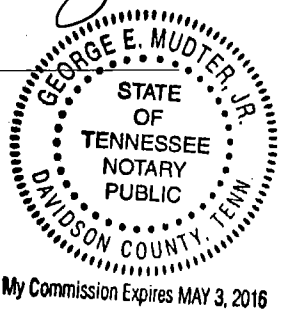
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016