WARRANTY DEED

COURTNEY K. BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-23-2018

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Melissa D. Hogan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015

Courtney K. Benjamin
Notary Public

MY COMMISSION EXPIRES: 10/23/18
(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 Holdings, LLC, a Tennessee limited liability company	EAC Holdings, LLC, a Tennessee limited liability company	52-13B-82
(NAME)	(NAME)	
1023 Iverson Ave	1023 Iverson Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151540

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, Joseph Andrews , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto EAC Holdings, LLC, a Tennessee limited liability company, 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 Unit No. 125 of the Condominium Site Plan of Phase II-C, Section 3, River Glen, as of record in Plat Book 9700, pages 18 and 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph Andrews by deed from Robert K. Andrews, dated May 26, 2015, of record in Instrument No. 20150601-0050473, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1139 Alandee Street, Nashville, TN 37214
(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.

BILL GARRETT, Davidson County
Trans:T20150064948 DEEDWARR
Recvd: 08/05/15 13:58 2 pgs
Fees:13.00 Taxes:240.50
20150805-0078005

Witness my hand this 31st day of July, 2015

Joseph Andrews

STATE OF North Carolina
County OF Alleghany

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joseph Andrews, 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 31st July of ~~August~~, 2015.

Notary Public
My Commission Expires: March 4, 2017

KIM S. SMITH
NOTARY PUBLIC
Alleghany County,
North Carolina