File Box 8

BILL GARRETT, Davidson County
Trans: T20150095530 DEEDWARR
Recvd: 11/09/15 15:24 2 pgs
Fees: 13.00 Taxes: 794.02
20151109-0114128

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2094

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Leah Ray 2512 Call Hill Road Nashville, TN 37211	Renasant Bank 1820 West End Ave. Nashville, TN 37203	172-12-0B-276.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $214,600.00

Rachel Fam
Affiant

Subscribed and sworn to before me, this the 30th day of October, 2015.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
My Commission Expires:
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Jeffrey A Eddins, an unmarried person,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Leah Ray** XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, 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. 169, on the Plan of Section Twelve, Bradford Hills, of record in Book 7900, page 6, as amended in Book 7900, page 581, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jeffrey A. Eddins, an unmarried person by Warranty Deed from Joshua K. Mullenix and wife, Kristin B. Mullenix, dated July 5, 2007, recorded July 12, 2007, of record in Instrument No. 20070712-0083138, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **2512 Call Hill Road, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2015, collected at closing and prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to Grantor who will be responsible for payment of said taxes; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions, and (6) other matters of public record.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **October, 2015.**

GRANTOR(S)

Jeffrey A Eddins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jeffrey A Eddins** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **October, 2015.**

DAVIDSON COUNTY
AMANDA VAUGHN
Notary Public
State of Tennessee

Notary Public
My Commission Expires: 8/23/2016