Send Tax Statements To:
New Owner

Name and Address of New Owner:
Frances Lewis
913 Holly Forest
Nashville, TN 37221

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 142-8-B/74CO
Account Number:

BILL GARRETT, Davidson County
Trans:T20150102831 DEEDWARR
Recvd: 12/04/15 13:59 2 pgs
Fees:13.00 Taxes:628.63
20151204-0122551

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **CHARLES S. EATON AND WIFE, LINDSEY EATON**, have this day bargained and sold and does hereby transfer and convey unto, **FRANCES LEWIS,** _____, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Being all of Unit No. 74, on the plan of Phase III, Coronada Town Home Condominiums, according to plat and survey appearing of record in Plat Book 5200, page 67, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Charles S. Eaton, an unmarried individual, by deed from Colleen G. Long, an unmarried individual, dated May 31, 2012, appearing of record in Instrument Number 20120608-0050226, of the Register's Office of Davidson County, Tennessee.
>
> Charles S. Eaton, having since married his wife, Lindsey Eaton. Lindsey Eaton, joins herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying any and all rights, title and interest she may have in the property, whether arising by virtue of marriage or otherwise.
>
> This conveyance is made subject to Easements granted to the Harpeth Valley Utility District for Sanitary Sewers of record in Book 4816, page 965, and in Book 4788, page 761; Repurchase and Option Agreement of record in Book 5365, page 606; The provisions of the condominium Master Deed of record in Book 4901, page 679, and in Book 4901, page 702, and in Book 5202, page 329, and in Book 5306, page 241, and in Book 5522, page 675, and in Book 5869, page 269, which submits said property to Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and set forth restrictions, assessments, liens and other matters; and to any and all matters shown on said plat and survey of record in Plat Book 5200, page 67, which plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **FRANCES LEWIS,** _____, their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

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

Charles S. Eaton

Lindsey Eaton

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Charles S. Eaton and Lindsey Eaton, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 30th day of November, 2015.

NOTARY PUBLIC
My Commission Expires: 6-19-2018

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $169,900.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 30th day of November, 2015.

NOTARY PUBLIC
My Commission Expires: 6-19-2018

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY