WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,375.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 7-24-2019

(AFFIX SEAL)

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
EAC Properties Inc., a NV Corporation	EAC Properties Inc., a NV Corporation	08107018700
(NAME)	(NAME)	
1023 Iverson Avenue	1023 Iverson Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152146

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, James O. Gober Trustee of the Gober Family Trust , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto EAC Properties Inc., a NV Corporation, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot 27, George Shields 2nd Addition to North Nashville as shown on plat of record in Plat Book 57, page 146, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to James O. Gober, Trustee of the Gober Family Trust, by Deed in Lieu of Foreclosure from Christopher Polk, dated October 16 2015, and filed of record in Instrument 20151214-0125274, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 1715 Saint Louis Street, Nashville, TN 37208
(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:T20150105201 DEEDWARR
Recvd: 12/14/15 11:00 2 pgs
Fees:13.00 Taxes:219.69
20151214-0125275

Witness my hand this 13th day of November, 2015

James O. Gober Trustee of the Gober Family Trust

BY: James O Gober

STATE OF Oregon)
County OF Lincoln)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James O. Gober Trustee of the Gober Family Trust, 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 16th of November, 2015.

Notary Public
My Commission Expires: 10/21/2017

OFFICIAL STAMP
SARAH JANE HUNT
NOTARY PUBLIC - OREGON
COMMISSION NO. 921368
MY COMMISSION EXPIRES OCTOBER 21, 2017