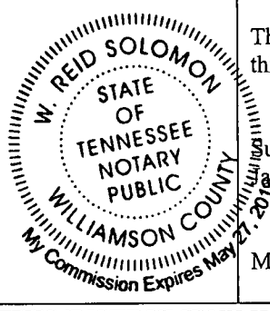
BILL GARRETT, Davidson County
Trans: T20160004734 DEEDWARR
Recvd: 01/19/16 14:03 2 pgs
Fees: 13.00 Taxes: 2289.38
20160119-0005212

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $618,750.00

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2016.

Notary Public

My commission expires: 5-27-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shane A. Williams **Whitney L. Williams**	Shane A. Williams Whitney L. Williams	**Map 103-03-0 Parcel 034-00**
218 54th Avenue North	218 54th Avenue North	
Nashville, Tennessee 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joshua P. Eaves and Sarah F. Eaves, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shane A. Williams and Whitney L. Williams, husband and wife

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:

Being part of Lot No. 7 and Lot No. 8 and part of the right of way of the N.C. & St. L. Railroad (now abandoned) on the map showing the subdivision of Lots Nos. 21 and 22 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Plat Book 421, Page 87, Register's Office for Davidson County, Tennessee, and described according to a survey prepared by Ralph W.C. Lambert, Surveyor, as follows:

Beginning at an iron pin in the easterly margin of 54th Avenue North (formerly Richland Avenue), at the southwesterly corner of a tract of land conveyed to Oscar Ellies Allbert and wife, by deed of record in Book 2272, Page 243, Register's Office for Davidson County, Tennessee; thence with the southerly margin of the Allbert property eastwardly 194.0 feet to an iron pin; thence southerly 50.5 feet to an iron pin, being the northeasterly corner of a tract of land conveyed to Roy McClelland Westcott and wife, of record in Book 2270, Page 599, Register's Office for Davidson County, Tennessee; thence with the northerly boundary of the Westcott Property 178.0 feet to an iron pin in the easterly margin of 54th Avenue North; thence with the margin of said Avenue northwesterly 60.5 feet the point of beginning.

Being the same property conveyed to Joshua P. Eaves and Sarah F. Eaves, husband and wife, by Deed dated January 31, 2007 from LaVona Cooper, unmarried, of record in Instrument No. 20070202-0013769, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 421, Page 87, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants for Detached Structure of record in Instrument No. 20050509-0052167, Register's Office for Davidson County, Tennessee. (3) Driveway Easement contained in Book 4412, Page 745, said Register's Office. (4) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_x___) Unimproved (____) property, known as **218 54th Avenue North, Nashville, Tennessee 37209**

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

Witness my/our hand(s) this **15th** day of **January, 2016.**

Joshua P. Eaves

Sarah F. Eaves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joshua P. Eaves and Sarah F. Eaves,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **January, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17