WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160004771 DEEDWARR
Recvd: 01/19/16 14:20 2 pgs
Fees: 13.00 Taxes: 873.20
20160119-0005244

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

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
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Mark Pate	Mark Pate	141 5A 228
(NAME)	(NAME)	
1233 Scarcroft Ave.	1233 Scarcroft Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152611

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, Joshua James Eames and Alexandra Partridge Eames, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Mark E. Pate, unmarried man, 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 No. 228 on the Plan of Avondale Park, Phase 2, Section 1 of record in Instrument No. 20110208-0011105, 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 Joshua J. Eames and Alexandra Partridge by Special Warranty Deed from NVR, Inc., dated July 27, 2011 and filed of record in Instrument 20110805-0060316, Register's Office for Davidson County, Tennessee

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By Laws appended thereto of record in Instrument 20081203-0117452, as amended in Instrument 20090331-0028791, and Instrument 20101223-0102254, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat, and to Inspection and maintenance Agreement for Private Stormwater Management Facility of record in Instrument 20071002-0117293, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 1233 Scarcroft Ave., Nashville, TN 37221
(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.

Witness my hand this 15th day of January, 2016

Joshua James Eames

Alexandra Partridge Eames

STATE OF Maryland)
County OF Montgomery)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joshua James Eames and Alexandra Partridge Eames, 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 15th of January, 2016.

Notary Public
My Commission Expires: 09-29-2018

MAUREEN LAWRENCE-GARCIA
Notary Public
Montgomery County
Maryland
My Commission Expires Sep 29, 2018