WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 7-24-2019
(AFFIX SEAL)

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 Holdings, LLC	EAC Holdings, LLC	72-9-127
(NAME) 1009 Spain Avenue	(NAME) 1023 Iverson Ave	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160020

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, Daniel Z. Heller , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto EAC Holdings, LLC, 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 the easterly one-half of Lot No. 7 on the Map of Bush Spain's Subdivision of part of the Zack Stull Lands as of record in Book 161, page 129, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 50.0 feet on the northerly side of Spain Avenue and runs back between parallel lines 165.0 feet to a dead line.

Being the same property conveyed to Daniel Z. Heller, unmarried by deed from BMc Properties, LLC, a Tennessee limited liability company, dated March 12, 2003, of record in Instrument No. 20030317-0034878, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1009 Spain Avenue, Nashville, TN 37216
(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:T20160009660 DEEDWARR
Recvd: 02/04/16 12:25 2 pgs
Fees:13.00 Taxes:980.50
20160204-0010936

Witness my hand this 26th day of January, 2016

Daniel Z. Heller

STATE OF Tennessee)
County OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Daniel Z. Heller, 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 26th of January, 2016.

Notary Public
My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075