WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160012420 DEEDWARR
Recvd: 02/16/16 10:56 2 pgs
Fees:13.00 Taxes:591.63
20160216-0014214

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 10/10/2016
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Pamela J. Morgan	NEW OWNER	81-7-187
(NAME)	(NAME)	
1715 Saint Louis Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160164

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, EAC Properties Inc., a Nevada corporation , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Pamela J. Morgan, 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. :

unmarried

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 EAC Properties, Inc., a NV corporation by Warranty Deed from James O. Gober Trustee of the Gober Family Trust, dated November 13, 2015, of record in Instrument No. 20151214-0125275, 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.

Witness my hand this 19th day of February, 2016

EAC Properties Inc.

BY: _____
Jason VanDerMark, President / Treasurer

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jason VanDerMark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be President / Treasurer (or other officer authorized to execute the instrument) of EAC Properties, Inc. a NV Corporation, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President / Treasurer (or other authorized officer).

Witness my hand, at office, this 19th of February, 2016.

_____
Notary Public
My Commission Expires: 4/19/17

