Box 44
GSPW

BILL GARRETT, Davidson County
Trans:T20160013186 DEEDWARR
Recvd: 02/17/16 14:23 2 pgs
Fees:13.00 Taxes:129.50
20160217-0015070

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 CATHERINE H. GWYN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires June 21, 2016	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $35,000.00. Affiant Subscribed and sworn to before me, this 17th day of February, 2016. Notary Public My Commission Expires: 6-21-16

Address New Owner As Follows: Zachary Wayne Easterwood, et ux 5201 Tennessee Avenue Nashville, TN 37209	Send Tax Bills To: New Owner	Map-Parcel Number: 052 01 0 250.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSE K. WHITLEY**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ZACHARY WAYNE EASTERWOOD AND SARAH ANN EASTERWOOD, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5, Block "B" as shown on the map entitled the Plan of Power & Roth Subdivision, of record in Book 843, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jesse K. Whitley, by deed from David E. Babcock and wife, Nancy M. Babcock, of record in Instrument No. 20090505-0040838, dated March 30, 2009, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 843, page 75, Register's Office for Davidson County, Tennessee.

This is **unimproved** property known as: **765 Oakdell Avenue, Madison, TN 37115.**

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 Grantor covenanst with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 17th day of February, 2016.

Jesse K. Whitley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jesse K. Whitley, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of February, 2016

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016