Davidson County DEEDWARR
Recvd: 03/01/16 11:10 3 pgs
Fees:18.00 Taxes:1431.90
20160301-0019404

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,000.00

Affiant

Subscribed and sworn to before me, this 26TH DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/10/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard John Eaton and Sara Eaton, husband and wife	USAA Federal Savings Bank	02900035500
	(NAME)	
5891 Eatons Creek Road	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we The Estate of Carl Edwin Crecelius, deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Howard John Eaton and Sara Eaton, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A 2.01 ACRE LOT LOCATED AT 5891 EATONS CREEK ROAD, BEING LOT 1 ON THE FINAL PLAT OF MARTHA A. CRECELIUS LOT, ATTACHED AS EXHIBIT A TO GRANTOR'S DEED OF RECORD BEING INSTRUMENT 200001210007341 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION. THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON THE FIRST REVISION OF MARTHA A. CRECELIUS LOT" OF RECORD AS INSTRUMENT 200008280084860, AND THE SECOND REVISION MARTHA A. CRECELIUS LOT" OF RECORD AS INSTRUMENT 20010330-0030779, SAID REGISTER'S OFFICE.

BEING PART OF THE SAME PROPERTY CONVEYED TO THOMAS L. MILES AND WIFE MARTHA A. MILES BY WARRANTY DEED FROM HUGHLAN E. WALKER AND WIFE LENA M. WALKER, OF RECORD AT BOOK 4779, PAGE 67. MARTHA A. MILES AND THOMAS L. MILES SUBSEQUENTLY DIVORCED AND THOMAS L. MILES QUITCLAIMED ALL OF SAID PROPERTY IN FEE SIMPLE TO MARTHA ANN CRECELIUS, BEING ONE AND THE SAME PERSON AS MARTHA A. MILES, BY AN INSTRUMENT OF RECORD AT BOOK 5457, PAGE 287, SAID REGISTER'S OFFICE. THIS TRACT IS THE SAME PROPERTY SUBSEQUENTLY QUITCLAIMED TO CARL EDWIN CRECELIUS FROM MARTHA ANN CRECELIUS BY AN INSTRUMENT OF RECORD AS INSTRUMENT 200001210007341, SAID REGISTER'S OFFICE. CARL E. CRECELIUS, BEING THE SAME PERSON AS CARL EDWIN CRECELIUS, SUBSEQUENTLY DIED. BY ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, IN THE ESTATE OF CARL E. CRECELIUS, DECEASED, CASE 15P-918 ON FEBRUARY 19, 2016, RECORDED SIMULTANEOUSLY HEREWITH, THIS PROPERTY WAS DIVESTED FROM THE HEIRS OF CARL E. CRECELIUS AND THE WITHIN CONVEYANCE ORDERED TO BE MADE BY JANET CRECELIUS, AS ADMINISTRATOR, AS THE ACT OF THE COURT.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5891 Eatons Creek Road, Joelton, TN 37080
(House Number) (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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee

WARRANTY DEED
(Continued)

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 26th day of February, 2016.

The Estate of Carl Edwin Crecelius

BY: Janet Crecelius Adminstrator
Janet Crecelius, Adminstrator

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet Crecelius, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of February, 2016.

Mary Birthright
Notary Public

My Commission Expires: 08-20-19



(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

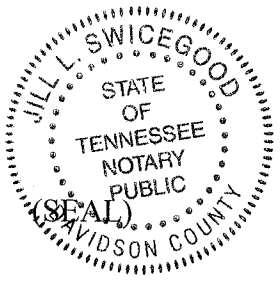
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018