WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160017065 DEEDWARR
Recvd: 03/02/16 09:51 2 pgs
Fees:13.00 Taxes:1498.50
20160302-0019776

B-BR-15-224-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LuAnn M. Reid	**Synovus Mortgage Corp.**	
(NAME)	(NAME)	**091140B01300CO**
224 Orlando Avenue	**2204 Lakeshore Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Birmingham, AL 35209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JUSTIN C. EISENMAN AND EILEEN T. EISENMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LUANN M. REID, UNMARRIED,** hereinafter called the Grantee(s), 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 Lot 13, PATINA, FIRST REVISION, as shown on plat of record in Instrument No. 20040707-0080650, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lettie A. Foster by Warranty Deed from Nicole Mynatt, unmarried and Marcy Mynatt, unmarried, recorded on the 27th day of June, 2007 in Instrument No. 20070627-0076759, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Justin C. Eisenman and Eileen T. Eisenman, husband and wife by Warranty Deed from Lettie A. Foster, unmarried, recorded on the 2nd day of July, 2014 in Instrument No. 20140702-0058094, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PATINA, FIRST REVISION, as recorded in Instrument No. 20040707-0080650, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Covenants, Conditions and Restrictions recorded in Instrument Nos. 20030930-0144301 and 20070510-0056185 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Terms and provisions of by-Laws recorded in Instrument Nos. 20070108-0003070 and 20070308-0028897.
- Charter of Homeowners Association recorded at Instrument No. 20030820-0120431.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **224 Orlando Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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 the 1st DAY OF MARCH, 2016.

Justin C Eisenman by Eileen T Eisenman Attorney in fact
Justin C. Eisenman by Eileen T. Eisenman,
Attorney in Fact

Eileen T Eisenman
Eileen T. Eisenman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EILEEN T. EISENMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUSTIN C. EISENMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said JUSTIN C. EISENMAN.

Witness my hand and official seal, this the 1st of March, 2016.

Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of March, 2016.

Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212