FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$127,900.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **March 11, 2016.** Notary Public MY COMMISSION EXPIRES: 3/9/19 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160020476 DEEDWARR
Recvd: 03/14/16 10:01 2 pgs
Fees: 13.00 Taxes: 473.23
20160314-0023817

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0062

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J.D. Eatherly and Daisy Eatherly	**J.D. Eatherly & Daisy Eatherly**	**73-16-50**
(NAME) **2453 Cabin Hill Road**	(NAME) **1720 West End Ave., Ste 600**	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS) **Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Frantz Wawa,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J.D. Eatherly and Daisy Eatherly, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot Number 10 on the Map of Sunset View Subdivision, Section III, as of record in Book 2663, Page 44, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Frantz Wawa by Special Warranty Deed from Citifinancial Mortgage Company, Inc. a/k/a Citifinancial Mortgage Company f/k/a Associates Financial Services of America, Inc., dated January 9, 2003, filed of record on 01/13/2003 in Instrument #20030113-0005230, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2453 Cabin Hill Road, Nashville, TN 37214**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **11th** day of **March, 2016**.

Frantz Wawa

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Frantz Wawa**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **11th** day of **March, 2016**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY