WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160026951 DEEDWARR
Recvd: 04/04/16 11:47 2 pgs
Fees: 13.00 Taxes: 1010.10
20160404-0031702

O-P-16-207-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Kelsea Leigh Hickman **Nicholas B. Eckhoff**	**Guaranty Trust Company**	
(NAME) **207 Morton Avenue**	(NAME) **316 Robert Rose Drive**	**119-14-0-335.00**
(ADDRESS) **Nashville, TN 37211-2501**	(ADDRESS) **Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS J. EISLEY, MARRIED, AND STEPHANIE EISLEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELSEA LEIGH HICKMAN, UNMARRIED, AND NICHOLAS B. ECKHOFF, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 the westerly one-half of Lot No. 82 and the easterly one-half of Lot No. 83 on the Plan of Airdrie Subdivision "C" of record in Plat Book 547, Page 160, in the Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 82 and easterly part of Lot No. 83 front together 50 feet on the southerly side of East Morton Avenue, and extends back between parallel lines 160 feet to an alley in the rear, and measures 50 feet thereon.

Being the same property conveyed to Thomas J. Eisley and wife, Stephanie Eisley by Warranty deed from Keith C. Anderson and wife, Jennifer Anderson of record in Instrument No. 20051102-0132313 Register's Office for Davidson County, Tennessee, dated October 28, 2005 and recorded on November 2, 2005. NOTE: Vesting in above mentioned deed was erroneous in that it incorrectly stated that grantees, Thomas J. Eisley and Stephanie Eisley, were married to each other.

NOTE: DANA B. EISLEY AND JOSHUA P. MICHAELSON JOIN IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING THEIR INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 160, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **207 Morton Avenue , Nashville, Tennessee 37211-2501**.

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 APRIL, 2016.

Thomas J. Eisley

Dana B. Eisley

Stephanie Eisley

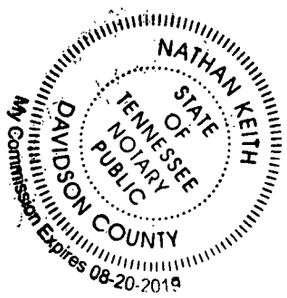
Joshua P. Michaelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS J. EISLEY AND DANA B. EISLEY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 8/20/19
(SEAL)

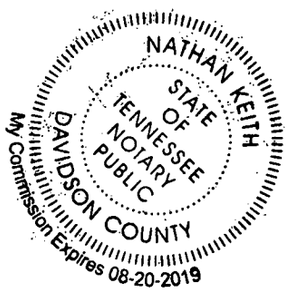


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE EISLEY, 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 April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

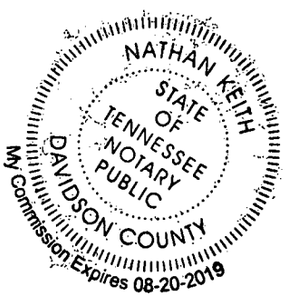


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA P. MICHAELSON, 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 April, 2016.

Notary Public
My Commission Expires: 8/20/19



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