This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 04/11/16 14:58 2 pgs
Fees:13.00 Taxes:370.00
20160411-0034616

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of April, 2016, by and between Marjorie E Wilson, unmarried, party of the first part, and Golden Eagle Properties,* party of the second part.

*GP

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bainbridge's Resubdivision of certain Lots in Thomas Harding's Plan, as of record in Book 2330, Page 164, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of 14th Avenue North, formerly Watkins Street at the corner of Lots Nos. 1 and 2; thence with the line between said two lots northeastwardly 108 feet; thence north 30 deg. 38' west 60 feet to the southeasterly margin of Jackson Street; thence with same southwestwardly 87.78 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a southerly direction, 31.64 feet to the northeasterly margin of said 14th Avenue North; thence with said southeastwardly 39.78 feet to the beginning.

Being all or part of the same property conveyed to Marjorie E. Wilson by virtue of that certain Affidavit of Heirship Deed dated July 9, 2003, at Instrument No. 20030716-0099922 and Warranty Deed dated April 26, 1991 at Book 8340, Page 52 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 2330, Page 164 in said Register's Office, Tennessee; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Marjorie E Wilson by Memorie White Attorney in Fact

Marjorie E Wilson, by Memorie White, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 2016, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Marjorie E Wilson and acknowledged that she executed the same as the free act and deed of the said Marjorie E Wilson.

WITNESS my hand and official seal at office this 8th day of April, 2016.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Golden Eagle Properties
1700 14th Ave N
Nashville, TN 37208

Tax Parcel No 09204014200

Property Address: 922 14th Ave N
Nashville, TN 37208

MAIL TAX
BILLS TO: Owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $100,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

C Walsh
AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of April, 2016.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019