BILL GARRETT, Davidson County
Trans:T20160036774 DEEDWARR
Recvd: 05/03/16 15:29 3 pgs
Fees:18.00 Taxes:3326.30
20160503-0043694

THIS INSTRUMENT PREPARED BY: MARK H. WESTLAKE **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $899,000.00. Affiant Subscribed and sworn to before me, this 29th day of April, 2016. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number
Ashley Claire Dugger 2814 Belmont Blvd. Nashville, TN 37212	new owner	117004031000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RENALD C. EICHLER, JR. AND PRISCILLA JEANNE EICHLER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ASHLEY CLAIRE DUGGER, UNMARRIED,**

hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the south part of Lot Nos. 126 and 127 on the Map of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said part of said Lots front 1800 feet on the easterly side of Belmont Boulevard and run back between lines 160.4 feet on the north margin, and 166.1 feet on the south margin, along the north margin of Cedar lane to the west line of Lot No. 126 on which it measures 110 feet.

Being the same property conveyed to Renald C. Eichler, Jr. and wife, Gaye H. Eichler by deed from L. Vesta Powell and wife, Lestia C. Powell, of record in Book 4490, page 750, Register's Office for Davidson County, Tennessee. Renald C. Eichler, Jr., and Gaye H. Eichler, having since divorced and the said Gaye H. Eichler having quitclaimed all right, title and interest to Renald C. Eichler, Jr., by deed of record in Book 5404, page 757, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 5688, page 651, Register's Office for Davidson County, Tennessee. Vaden Lackey, Jr., Trustee conveyed subject property to Renald C. Eichler, Jr. and wife, Priscilla Jeanne Eichler, of record in Book 5688 page 651, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2814 Belmont Blvd., Nashville, TN 37212**.

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, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 29th day of April, 2016.

Renald C. Eichler, Jr.

Priscilla Jeanne Eichler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RENALD C. EICHLER, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of April, 2016

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PRISCILLA JEANNE EICHLER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of April, 2016

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

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