| BOX 10-B | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF MAY, 2016.<br>Notary Public<br>MY COMMISSION EXPIRES: NOVEMBER 5, 2018<br>(AFFIX SEAL) |
|---|---|

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **ANDREW TILGHMAN** | **SAME** | **119-01-300.00** |
| (NAME)<br>**P. O. BOX 40124** | (NAME) | |
| (ADDRESS)<br>**NASHVILLE, TN 37204** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20160040331 DEEDWARR
Recvd: 05/13/16 15:35 2 pgs
Fees:13.00 Taxes:425.50
20160513-0048122

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DONNY EASTLAND,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW TILGHMAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee, being Lot No. 137 on the Map of Overhill City and W.H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries, the plan of which is of record in Book 332, Page 21 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 137 fronts 50 feet on the south side of Rose Street, and runs back 150 feet to an alley, and is part of Block No. 30 of said Cumberland Nurseries.

Being the same property conveyed to BENJAMIN W. EASTLAND, UNMARRIED, by deed from WILLIAM M. BROOKS, JR. , of record Instrument No. 20091116-0105112, dated November 12, 2009, said Register's Office. Being further conveyed to DONNY EASTLAND, by Quitclaim Deed from BENJAMIN W. EASTLAND, of record in Instrument No. 20150522-0047296, dated December 4, 2014, said Register's Office.

***THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.***

This conveyance is subject to matters shown on the Plan of record in Plat Book 332, Page 21, and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved( X ) property, known as **309 ROSE STREET, NASHVILLE, TN 37210**
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 13th day of May, 2016.

**DONNY EASTLAND**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

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

Witness my hand and official seal at office this 13th day of May, 2016.

My commission expires: **November 5, 2018**

Notary Public

