Box 8
(3)

BILL GARRETT, Davidson County
Trans:T20160046148 DEEDWARR
Recvd: 06/01/16 14:27 4 pgs
Fees:23.00 Taxes:2042.40
20160601-0055149

This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

# GENERAL WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Ariel Deutch and Laura Young<br>4805 Elkins Avenue<br>Nashville, TN 37209 | Ariel Deutch and Laura Young<br>4805 Elkins Avenue<br>Nashville, TN 37209 | 091-15-0-330.00 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is Five Hundred Fifty-Two Thousand and 00/100 Dollars ($552,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, on this 31st day of May, 2016.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary Public

My Commission Expires: _____

For and in consideration of the sum of Five Hundred Fifty-Two Thousand and 00/100 Dollars ($552,000.00), the receipt and sufficiency of which are hereby acknowledged, **Millian C. Eaton a/k/a Molly C. Eaton** ("Grantor"), Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ariel Deutch and Laura Young**, a married couple ("Grantee"), their heirs, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon, (the "Property").

The Property is improved property known as 4805 Elkins Avenue, Nashville, Tennessee 37205.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

**[SIGNATURE APPEARS ON THE FOLLOWING PAGE]**

Witness our hands this 31st day of May, 2016.

**GRANTOR:**

Millian C. Eaton

Millian C. Eaton a/k/a Molly C. Eaton

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Millian C. Eaton a/k/a Molly C. Eaton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2016.

NOTARY PUBLIC

My Commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

## EXHIBIT A

## PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 150 feet of the northerly 180 feet of Block 31 on the Plan of Charlotte Park Company's First Addition to Nashville as fo record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Block 31 fronts 50 feet on the southerly side of Elkins, formerly Second Avenue and runs back between parallel lines 180 feet to an alley. *

Being the same property conveyed to MILLIAN C. EATON A/K/A MOLLY C. EATON, by Quitclaim Deed from MILLIAN C. EATON A/K/A MOLLY C. EATON, UNMARRIED, ANGUS M. G. CROOK AND WIFE, NANCY FERRIER CROOK, of record as Instrument No. 20160601-0055147, dated May 31, 2016, said register's office. Also, being the same property conveyed to MILLIAN C. EATON A/K/A MOLLY C. EATON, UNMARRIED, ANGUS M. G. CROOK AND WIFE, NANCY FERRIER CROOK, by Trustee's Deed from EVERETT L. HIXSON, JR., SUBSTITUTE TRUSTEE, of record as Instrument No. 20100112-0002931, dated February 25, 2009, said Register's Office.

* Together with and subject to all matters set forth in an Easement Agreement of record in Instrument No. 20160601-0055148, Register's Office for Davidson County, Tennessee.