WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTL-1627

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160051415 DEEDWARR
Recvd: 06/17/16 09:42 2 pgs
Fees:13.00 Taxes:1413.40
20160617-0061471

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $382,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2016.

Notary Public

My commission expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Corey A. Eagan	Churchill Mortgage Corp	
1304 Haysboro Avenue	761 Old Hickory Blvd #400	061-04-0-115-00
Nashville, TN 37216	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MASONHOPE COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COREY A. EAGAN, AN UNMARRIED INDIVIDUAL**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 4 on the unrecorded plan of Mrs. McGaughey's Subdivision of part of Tract No. 3 of A J. McGaughey's Second Haysboro Subdivision, described according to a survey made by Harvey Gee, August 5th, 1950, as follows:

Beginning on the southerly margin of Haysboro Road, at the northeast corner of the property conveyed to D. M. Huffines and wife, by Deed from Mrs. Viola D. Gourley of record in Book 1627, page 595, Registers Office for Davidson County, Tennessee, being the comer of Lots Nos. 4 and 5; thence with the line between said two lots, southwardly 180 feet; thence eastwardly and parallel with the southerly margin of Haysboro Road, 99.6 feet to the line between Lots Nos. 3 and 4; thence with the line between said two lots northwardly 180 feet to the southerly margin of Haysboro Road; thence with said road, westwardly 100 feet to the beginning.

Being the same property conveyed to Alice M. Will, unmarried by Quitclaim deed from Joseph H. Hawkins, unmarried of record in Instrument No. 20011227-0142789 Register's Office for Davidson County, Tennessee, dated December 13, 2001 and recorded on December 27, 2001.

Being the same property conveyed to Masonhope Company, LLC by Trustee's deed from Alice Mae Will of record in Instrument No. 20150420-0034932 Register's Office for Davidson County, Tennessee, dated April 16, 2015 and recorded on April 20, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1304 Haysboro Avenue, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of June, 2016.

Masonhope Company, LLC, a Tennessee Limited Liability Company

Jonathan Jones, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Masonhope Company, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of June, 2016.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018