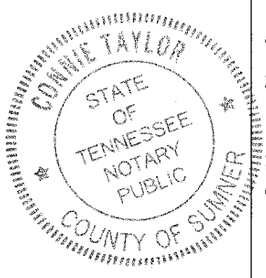
Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $398,900.00. Affiant Subscribed and sworn to before me, this the 15th day of June, 2016. Notary Public My commission expires: 11/5/2019

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

Davidson County DEEDWARR
Recvd: 06/17/16 13:54 3 pgs
Fees:18.00 Taxes:1475.93
20160617-0061820

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William H. Eason III Denise C. Eason	New Owner	
6801 Highland Park Drive		129-15-0-076.00
Nashville, TN 37205		

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, **ADELAIDE S. NICHOLSON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM H. EASON III AND DENISE C. EASON, HUSBAND AND WIFE**, 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 Lot No. 40 on the Plan of West Meade Highlands, Section 1, as of record in Book 3700, page(s) 69 and 70, Register's Office for said County, described as follows:

Beginning at a point in the Northwesterly margin of Highland Park Drive at the common front corner of Lots No. 39 and 40; thence with the line between said lots Northwestwardly 130.0 feet to a point; thence North 27 degrees 35' East 106.57 feet to a concrete monument in the Southwesterly margin of Percy Warner Boulevard; thence with said margin of said Boulevard, Southeastwardly, 116.0 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve, Southeastwardly 39.27 feet to a concrete monument in the Northwesterly margin of Highland Park Drive; thence with the margin of same, Southwestwardly 117.40 feet to the point of beginning.

Being the same property conveyed to Paul M. Nicholson and wife, Adelaide S. Nicholson by Warranty deed from Ann M. Nicholson, an unmarried person of record in Book 8768, page 988, Register's Office for Davidson County, Tennessee, dated October 23, 1992 and recorded on October 28, 1992. Paul M. Nicholson having since died September 26, 2011.

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 6801 Highland Park Drive, Nashville, TN 37205.

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 15th day of June, 2016.

Adelaide S Nicholson

Adelaide S. Nicholson

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 Adelaide S. Nicholson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of June, 2016.

J Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

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

TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am 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.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017