WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160051761 DEEDWARR
Recvd: 06/17/16 15:30 2 pgs
Fees:13.00 Taxes:1294.63
20160617-0061961

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-5-2016 (AFFIX SEAL)

P-BR-16-304-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kyle Huser and Rachel Huser	New Owner	
(NAME)	(NAME)	**133-06-0-066.00**
304 Wheeler Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-3221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EASTLAND AVENUE REAL ESTATE, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE HUSER AND WIFE, RACHEL HUSER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of D. M. Mincy's Addition to Plat Rock Subdivision of record in Plat Book 547, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eastland Avenue Real Estate, LLC by Warranty deed from Prima Properties LLC of record in Instrument No. 20151002-0100551 Register's Office for Davidson County, Tennessee, dated October 01, 2015 and recorded on October 02, 2015.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 547, Page 24, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **304 Wheeler Avenue , Nashville, Tennessee 37211-3221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF JUNE, 2016.

Eastland Avenue Real Estate, LLC

BY: _____
William Thomas Anderson
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Thomas Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Sole Member of Eastland Avenue Real Estate, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public

My Commission Expires:
01/06/2020



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212