This Instrument Prepared By:
United Title Affiliates, Inc.
429 Apollo Beach Blvd.
Apollo Beach, FL. 33572

New Owner(S) Address & Mail Tax Statements To:
Eastland Avenue Real Estate LLC
6112 Frontier Ct.
Nashville, TN. 37211

BILL GARRETT, Davidson County
Trans: T20160053495 DEEDWARRSP
Recvd: 06/23/16 09:52 4 pgs
Fees: 23.00 Taxes: 314.50

20160623-0063984

Property Tax ID#: 119-05-0-252.00

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 21st day of June, 2016, by and between EverBank, Grantor, and Eastland Avenue Real Estate LLC., whose address is 6112 Frontier Ct. Nashville, TN. 37211, Grantee.

Witnesseth:

That for and in consideration of the sum of $85,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 2510 Foster Avenue Nashville, TN. 37210

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

EverBank

Witness

By: Adriana Shoemaker

Kim Little
Printed Name

Its: Adriana Shoemaker
Assistant Vice President

Natalie Foster
Witness

NATALIE FOSTER
Printed Name

STATE OF FLORIDA}

COUNTY OF DUVAL}

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, Adriana Shoemaker its Assistant Vice President of EverBank, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 21ST day of June, 2016.

Maureen F. Burke

Notary Public Maureen F. Burke
My Commission Expires 6/25/16

MAUREEN F. BURKE
Notary Public - State of Florida
My Comm. Expires Jun 25, 2016
Commission # EE 199575
Bonded Through National Notary Assn.

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $85,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 22nd day of June 2016.

Notary Public
My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Name and Address of Property Owner:
Eastland Avenue Real Estate LLC
447 Summit Ridge Rd.
Nashiville, TN. 37215

see pg 1

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Eastland Avenue Real Estate LLC
447 Summit Ridge Rd.
Nashville, TN. 37215

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Being Lot No. 175, on the Plan of Resubdivision of Lots 3 and 4, and parts of Lots 5 and 6 in Cumberland Nurseries, of record in Plat Book 332, Page 148, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to EverBank by deed dated June 14, 2016, recorded June 15, 2016 as Instrument # 20160615-0060817 in the County of Davidson and State of Tennessee.

More Commonly known as 2510 Foster Avenue Nashville, TN. 37210

Parcel ID: 119-05-0-252.00