BILL GARRETT, Davidson County
Trans:T20160056894 DEEDWARR
Recvd: 07/05/16 11:17 2 pgs
Fees:13.00 Taxes:1553.63
20160705-0068318

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Daniel Martin
817 Cleveland Hall Court
Old Hickory, TN 37138

MORTGAGEE
CrossCountry Mortgage Inc.
1511 N. Westshore Blvd., Ste. 260
Tampa, FL 33607

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 063 04 0A
PARCEL 081.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eastland Construction, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel Martin, an unmarried man,** hereinafter called the Grantees, 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. 8 on the Final Plat of Cleveland Hall Subdivision, Phase Five, as of record in Instrument No. 20120809-0071180, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eastland Construction, Inc., a Tennessee corporation by deed from Cleveland Hall, LLC, a Tennessee limited liability company, dated November 18, 2015, of record in Instrument No. 20151123-0118811, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, Restrictions, and By-Laws of record in Book 11725, Page 76 as amended in Instrument No. 20050307-0024504; Instrument No. 20051202-0144894, Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20080208-0013290, Instrument No. 20081014-0103112, and Instrument No. 20120912-0082762; Charter of Cleveland Hall Homeowners Association, Inc. in Book 11725, Page 70; Permanent Drainage Easement in Book 5763, Page 287; Easement for Ingress and Egress and Public Utilities in Book 7844, Page 249; Easement for drainage and construction in Book 7844, Page 268; Easement for Public Utilities and Drainage in Book 7844, Page's 262 & 272; Easement for Water Line to a Water Tank in Book 7994, Page 167; Deed of Highway Easement from the Nashville and Eastern Railroad Authority of record in Book 8068, Page 524; Stormwater Detention Agreement in Instrument No. 20041115-0136615 and Instrument No. 20060906-0110130; Easement conveyed to Bellsouth Telecommunications, Inc. in Book 11720, Page 325; Agreement for Dedication of Easement for Sanitary Sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee and Cumberland Utility District in Book 8006, Page 677; Conveyance of Common Area to Cleveland Hall Homeowners Association, Inc. in Instrument No. 20130816-0086466; Notice of Completion of record in Instrument No. 20160603-0056011; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20120809-0071180, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been agreed to by the parties and will be paid by the Grantee.

This is improved property known as **817 Cleveland Hall Court Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, 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 hand this 30th day of June, 2016.

Eastland Construction, Inc.

By: _____
Bobby Eastland, Jr., President

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby Eastland, Jr. as President, respectively, of Eastland Construction, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that Bobby Eastland, Jr. is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, TN this the 30th day of June, 2016.

Tina D. Brown
Notary Public

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $419,900.00.

_____
Affiant

Subscribed and sworn to before me this 30th day of June, 2016.

_____
Notary Public

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.7.20