THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 07/06/16 12:35 6 pgs
Fees:33.00 Taxes:629.00
20160706-0069150

28401-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Alain Keenan 1015 West Kirkland Ave. #110 Nashville, TN 37206	New Owner	07103010900

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Mary Elizabeth Easterling Marshall, Executrix of the Estate of Prentice Roscoe Easterling, Mary Elizabeth Easterling Marshall, Beverly Diane Easterling Caldwell, and Diane Easterling** (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Alain Christopher Keenan** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

BEING Lots 173,174 and 175 on The Map of J.B. Haynies Oriental Subdivision, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee. Said Lots being further identified as Map 71-3, Parcel 109, 12DZ05750 on the Tax Maps of Davidson County, Tennessee, as of record in Book 5849, Page 320, said Register's office.

BEING part of the same property conveyed to Mrs. Dorothy Gordon Briley by Deed dated September 19th, 1939 from Mrs. Hettie E. Martin and Mrs. Mary Virginia Gordon Horn, of record in Book 1113, Page 424, Register's Office for Davidson County, Tennessee. The said Dorothy Gordon Briley died intestate on June 21st, 1980 and Ted Vaughan was appointed Administrator of the Estate of Dorothy Gordon Briley, of record in Probate Docket No. 69313, Davidson County, Tennessee. The said property was further conveyed to Diane Easterling, Trustee, with full power to sell, convey, lease, mortgage, or otherwise deal with said property without the joinder of beneficiary by Quitclaim Deed dated January 28th, 1982 from Ted Vaughan, Administrator of the Estate of Dorothy Gordon Briley and Clifton B. Briley, Jr. and Diane Easterling, being the sole surviving heirs at law, of record in Book 5849, Page 320, said Register's Office, and further conveyed to Richard Miller and Prentice Easterling by Quitclaim Deed date December 12th, 1983 from Diane Easterling, Trustee, of record in Book 6192, Page 303, said Register's Office, and further conveyed to Prentice R. Easterling and wife, Diane B. Easterling by Quitclaim Deed dated December 30th, 1986 from Richard L. Miller, of record in Book 7938, Page 338, said Register's Office. The said parties having since divorced by Divorce Decree of record in Docket No. 98D-2460, Fourth Circuit Court for said county. The said property was further conveyed to Prentice R. Easterling by Quitclaim Deed dated September 10th, 1999 from Diane B. Easterling, of record in Book 11706, Page 38, said Register's Office for said county. The said Prentice R. Easterling also known as Prentice Roscoe Easterling having since died on February 4th, 2015 leaving a Last Will and Testament, the said Will was admitted to probate in the Seventh

Circuit Court for Davidson County, Tennessee, as Probate No. 15P-529. The said property was devised to Mary Elizabeth Easterling Marshall, Beverly Diane Easterling Caldwell and Diane Easterling.

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 20th day of June, 2016.

Mary Elizabeth Easterling Marshall, Executrix

Mary Elizabeth Easterling Marshall, Executrix of the Estate of Prentice Roscoe Easterling

Mary Elizabeth Easterling Marshall

Mary Elizabeth Easterling Marshall

Beverly Diane Easterling Caldwell

Beverly Diane Easterling Caldwell

Diane Easterling

Diane Easterling

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Mary Elizabeth Easterling Marshall, Executrix of the Estate of Prentice Roscoe Easterling**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained,

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of June, 2016.

Notary Public

My Commission Expires:

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Mary Elizabeth Easterling Marshall**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained,

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of June, 2016.

Notary Public

My Commission Expires:

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DICKSON]

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Beverly Diane Easterling Caldwell**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained,

Witness my hand and seal, at office in ~~Nashville~~ DICKSON, Tennessee, this 20th day of June, 2016.

James W. Sowell

Notary Public

My Commission Expires: _____

JAMES W. SOWELL NOTARY PUBLIC AT LARGE DICKSON, TENN.

JAMES W. SOWELL
Notary Public at Large
Comm. Expires June 21, 2016

STATE OF TENNESSEE]
COUNTY OF Dickson]

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Diane Easterling**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained,

Witness my hand and seal, at office in ~~Nashville~~ Dickson, Tennessee, this 20 day of June, 2016.

James W. Sowell
Notary Public

My Commission Expires: _____

JAMES W. SOWELL NOTARY PUBLIC AT LARGE DICKSON, TENN.

JAMES W. SOWELL
Notary Public at Large
Comm. Expires June 21, 2016

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me this
5 day of ~~June~~ July, 2016.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 07103010900.

2. All Matters as shown on the Plan of record in Plat Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

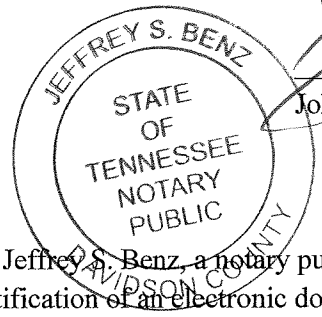
3. Sanitary Sewers and/or Storm Drainage Easement, Book 4030, Page 874 and Book 4030, Page 878, said Register's Office.

4. Utility Easement, of record in Book 7896, Page 66, said Register's Office.

5. Easement to the Tennessee Electric Power Company, of record in Book 787, Page 53 and Book 787, Page 81, said Register's Office.

6. Subject to flood plain across the rear of said property

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019