(2)



State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$620,000.00**

Affiant

Subscribed and sworn to before me, this the 18th day of July, 2016.

Georgette R Kennedy
Notary Public

My commission expires: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CATHERINE M. SWEZEY	**Farmington Mortgage a Div of Capstar Bank**	**157 C B 008.00**
3706 Murphy Road	**2002 Richard Jones Road Suite 300A**	
Nashville, TN 37209	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JASON M. EADS AND LAUREN M. EADS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CATHERINE M. SWEZEY, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of West Grove Subdivision of record in Plat Book 421, Page 85, in the Registers 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 JASON M. EADS AND LAUREN M. EADS, HUSBAND AND WIFE, by deed from DEAN WHITE, MARRIED, of record as Instrument No. 20140723-0065387, dated July 11, 2014, said Register's Office.

JASON EADS AND JASON M. EADS ARE ONE AND THE SAME PERSON.
LAUREN EADS AND LAUREN M. EADS ARE ONE AND THE SAME PERSON.
THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **3706 Murphy Road, Nashville, TN 37209.**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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.

BILL GARRETT, Davidson County
Trans:T20160061960 DEEDWARR
Recvd: 07/19/16 11:08 2 pgs
Fees:13.00 Taxes:2294.00
20160719-0074141

Witness my/our hand(s) this 18th day of July, 2016.

Jason M Eads by Tish Roney, atty in fact

JASON M. EADS
BY: TISH RONEY, HIS ATTORNEY IN FACT

Lauren M Eads by Tish Roney atty in fact

LAUREN M. EADS
BY: TISH RONEY, HER ATTORNEY IN FACT

State of Tennessee
County of Davidson

On this 18th day of July, 2016, before me personally appeared TISH RONEY to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JASON M. EADS AND LAUREN M. EADS, and who acknowledged that he executed the same as the free act and deed of JASON M. EADS AND LAUREN M. EADS.

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission expires:8/20/2019