STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF July, 2016.

Notary Public
MY COMMISSION EXPIRES: 10/18/16
File No. 16-4419D

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160064121 DEEDWARR
Recvd: 07/26/16 11:03 3 pgs
Fees: 18.00 Taxes: 1628.00
20160726-0076746

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Laurence Aberman and Marcela G. De La Vega Luna, husband and wife (NAME)	Nations Lending Corporation (NAME)	73-1-230
3835 Moss Rose Drive (STREET ADDRESS)	4 Summit Park Drive, Suite 200 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Independence, OH 44131 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Ronald D. Eatman, Jr. and Pamela D. Eatman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laurence Aberman and Marcela G. De La Vega Luna, husband and wife,** 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 the 11th Civil District of Davidson County, Tennessee, being part of the tract of 56.92 acres known as the Tunes Lands, of record in Book 974, page 1, Register's Office for said County, and being further shown as the North part of an unnumbered tract of the Plan of Section 3 and 4 of Moss Rose Heights, of record in Book 1835, page 103, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Hal R. Swann, Jr. Surveyor, dated May 5, 1962 and being more particularly described as follows:

Beginning at an iron pin set in the southerly margin of Ivy Drive opposite the southeast corner of Lot 66 of said Rose Heights; thence with the margin of Ivy Drive, northeasterly 159.27 feet to a point, the beginning of a curve to the right having a radius of 20 feet; thence southeasterly around said curve 32.12 feet to a point in the westerly margin of Moss Rose Drive; thence with the said , margin of Moss Rose Drive 79.47 feet to a point, which is the northeast corner of property conveyed to J.H. Edwards Jr. and wife Elaine Edwards, by deed from J. Herman Fox and wife Ruth Knoff Fox, of record in Book 2649, page 595, Register's Office for Davidson County, Tennessee; thence South 41 degrees 20' West along Edwards northerly line 180.8 feet to a point which is Edwards northwest corner; thence North 35 degrees 10' West 124.3 feet to the point of beginning.

BEING the same property conveyed to Ronald D. Eatman, Jr. and wife Pamela D. Eatman from Gregory L. Mosser, unmarried, by Deed dated January 3, 2007, as Instrument No. 20070123-0009265, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Instrument No. 200706040066445, Register's Office for Davidson County, Tennessee.

2. Easement for Sanitary Sewers, storm drainage as recorded in Book 4197, page 364, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3835 Moss Rose Drive, Nashville, TN 37216.

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. Whenever 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 19th day of July, 2016.

Ronald D. Eatman, Jr. — July 19, 2016 Date

Pamela D. Eatman — July 19, 2016 Date

STATE OF Hawaii

COUNTY OF Maui }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Ronald D. Eatman, Jr. and Pamela D. Eatman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of July, 2016.

My Commission Expires: 5-17-17

Notary Public Christy P Birchard

CHRISTY P. BIRCHARD NOTARY 09-176 PUBLIC STATE OF HAWAII

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

State of **Hawaii**

County of MAUI }

On 7-19-16, before me, CHRISTY P. BIRCHARD, NOTARY PUBLIC,
(here insert name of notary)

personally appeared Ronald D. Eatman, Jr. and Pamela D. Eatman
(name(s) of Signer(s))

,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ *(SEAL)*

My Commission Expires: 5-17-17

CHRISTY P. BIRCHARD NOTARY 09-176 PUBLIC STATE OF HAWAII

This area for Official Notarial Seal

NOTARY PUBLIC CERTIFICATION

Doc. Date: 7-19-16 # Pages: 2

Notary Name: Christy P. Birchard Judicial Circuit: 2ND

Doc. Description: Warranty Deed

CHRISTY P. BIRCHARD NOTARY 09-176 PUBLIC STATE OF HAWAII

Notary Signature: _____

Date: 7-19-16

ALL PURPOSE ACKNOWLEDGMENT

ID-1770 (HI) (Rev. 7/09)