PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 08/16/16 11:41 3 pgs
Fees:18.00 Taxes:925.00
20160816-0085328

W & I Ref: (RF) Title No.: 58495
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kevin Eakin 1073 Woodbury Falls Drive Nashville, TN 37221	Castle & Cooke Mortgage, LLC 2735 East Parley's Way, Suite 305 Salt Lake City, UT 84109

TAX MAP PARCEL NUMBERS: 128120C08000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Blake Hendrickson II, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Eakin and Shi-Anne Eakin, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 1073 on the Plan of Woodbury Townhomes, as shown on the plan of record in Instrument No. 20050216-0017693 and further established under Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060310-0028278 amended in Instrument No. 20080201-0010772, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Blake Hendrickson, II by Warranty Deed from Christian Hanns, a married person, dated July 14, 2009 and recorded on July 22, 2009 of record in Instrument No. 20090722-0068784, Register's Office for Davidson County, Tennessee.

Andrea Hendrickson, spouse of Andrew Blake Hendrickson, II joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, of record in Instrument No. 20050216-0017693 and further established as Exhibit "E" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060310-0028278 amended in Instrument No. 20080201-0010772, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060310-0028278 amended in Instrument No. 20080201-0010772, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 1073 Woodbury Falls Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of August, 2016.

Andrew Blake Hendrickson II

Andrew Blake Hendrickson II

Andrea Hendrickson

Andrea Hendrickson

State of Tennessee

County of Davidson

On this 12th day of August, 2016, before me the undersigned authority, personally appeared Andrew Blake Hendrickson II and Andrea Hendrickson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Mary E Spotts

Affiant

Sworn and subscribed before me this 12th day of August, 2016.

Brenda Zitzman

Notary

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017