PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160077173 DEEDWARR
Recvd: 09/02/16 10:47 2 pgs
Fees:13.00 Taxes:1942.50
20160902-0092515

W & I Ref: (DM) Title No.: 58513
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew B. Eads Leila M. Eads 5920 Robert E. Lee Nashville, TN 37215	New Owner 1021 Kingsbury Drive Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 14510003500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John S. Andrews, Jr. and Jeannette S. Andrews, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Matthew B. Eads and Leila M. Eads, 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 lot No. 147 on the Plan of Tyne Valley Estates, Section 9 of record in Book 3700, page 65, Register's Office for said County.

Said Lot No. 147 fronts 166.12 feet on the broken northerly margin of Robert E. Lee Drive and extends back 284.9 feet on the easterly line and 309 feet on the westerly line to a dead line in the rear, measuring 230.73 feet thereon.

Being he same property conveyed to John S. Andrews, Jr. and wife, Jeannete S. Andrews, by Warranty Deed from Haury & Smith Contractors, Inc., dated November 1, 1966, of record in Book 4074, page 638, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, page 65, said Register's Office, which Plan shows a minimum building setback line to be established by the City of Forest Hills, a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 by 25 foot utility anchor easement located on the southwesterly front corner of said Lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7765, page 578, said Register's Office.

This is improved property, known as 5920 Robert E. Lee Drive, Nashville, TN 37215

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 30th day of August, 2016.

John S. Andrews, Jr. **Jeannette S. Andrews**

State of Tennessee

County of Davidson

On this 30th day of August, 2016, before me the undersigned authority, personally appeared John S. Andrews, Jr. and Jeannette S. Andrews, 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.

Notary

My Commission Expires:

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

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

Sworn and subscribed before me this 30th day of August, 2016.

Notary

My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY