NAME AND ADDRESS OF NEW OWNERS:
John C. Lee III
100 Clear Lake Dr E.
Nashville, TN 37217

THIS INSTRUMENT PREPARED BY:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN. 37130

SEND TAX BILLS TO:
First Mortgage Company LLC
804 Green Valley Road Suite 103
Greensboro, NC 27405

Davidson County DEEDWARR
Recvd: 09/08/16 10:25 6 pgs
Fees:33.00 Taxes:669.52
20160908-0094493

WARRANTY DEED

WITH ADMINISTRATOR'S QUITCLAIM

(Tax Parcel ID # 13607012200)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mary Suzanne Eash** and **Anjanette Loreen Eash,** hereinafter the "Grantors" have bargained and sold and do hereby transfer and convey unto **John C. Lee, III, a single man**, hereinafter the "Grantee" his heirs and assigns, forever, that certain property located and situated in Rutherford County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 189, Section Four, Priest Lake Park, according to survey and plat of same appearing of record in Book 4460, page 15-17, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Dale LaVon Eash and wife, Patricia A. Eash, by Warranty Deed dated 08/23/1984 and filed for record on 09/05/1984 in Book 6375, pag 329, of the Register's Office of Davidson County, Tennessee. The said Dale LaVon Eash predeceased Patricia A. Eash leaving her as the surviving tenant by the entirety. The said Patricia A. Eash died intestate on July 16, 2015 and pursuant to Petition to Probate of the Estate of Patricia Ann Eash on October 29, 2015, Docket No. 15P1700, Circuit Court for Davidson County, Tennessee (Probate Division) Mary Suzanne Eash and Anjanette Loren Eash survived Patricia A. Eash as her heirs at law.

This conveyance is subject to title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2016 real property taxes which will be prorated at closing.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned Mary Suzanne Eash and Anjanette Loreen Eash, Co-Administrators of the Estate of Patricia A. Eash hereby quitclaim any and all interest of the estate in the herein described property to the said Grantee.

WITNESS OUR HANDS AND SIGNATURES on this the 6th day of September, 2016.

Mary Suzanne Eash, Administrator of the Estate of Patricia A. Eash
Mary Suzanne Eash, Administrator of the Estate
Of Patricia A. Eash

Mary Suzanne Eash
Mary Suzanne Eash

Anjanette Loreen Eash, Administrator of the Estate
Anjanette Loreen Eash, Administrator of the Estate
Of Patricia A. Eash

Anjanette Loreen Eash
Anjanette Loreen Eash

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Suzanne Eash, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged herself to be the Co-Administrator of the Estate of Patricia A. Eash, and that she as such Co-Administrator executed the within instrument for the purposes therein contained.

Witness my hand at office this 6 day of September, 2016.

Commission expires: 6/7/18

Notary Public

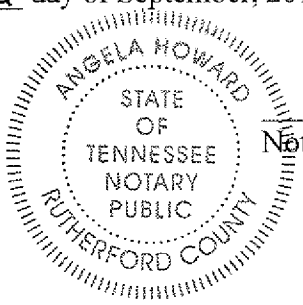
ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Suzanne Eash, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 6 day of September, 2016.

Commission expires: 6/17/18



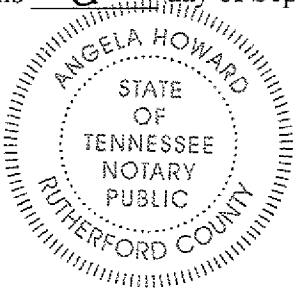
Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anjanette Loreen Eash, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged herself to be the Co-Administrator of the Estate of Patricia A. Eash, and that she as such Co-Administrator executed the within instrument for the purposes therein contained.

Witness my hand at office this 6 day of September, 2016.

Commission expires: 6/17/18



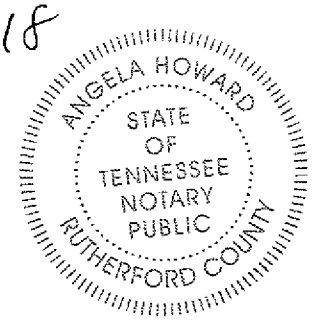
Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anjanette Loreen Eash, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 6 day of September, 2016.

Commission expires: 6/17/18



Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $180,950.00.

Affiant

Witness my hand at office this 6th day of September, 2016.

Commission expires: 12-16-18

Notary Public

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, 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 is a true and correct copy of the original document executed and authenticated according to law.

L Vaught
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Jessica L Tolley, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley
Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY