Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $230,000.00.

Affiant

Subscribed and sworn before me this the 25th day of ~~October, 2016.~~

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andra Moore Eggleston 58 Creighton Avenue Nashville, TN 37206-2204	Andra Moore Eggleston 2437 Eastland Ave. Nashville, TN 37206	083-02-0-222.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANT MICKELSON, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDRA MOORE EGGLESTON, A MARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Scott Avenue Annex of record in Plat Book 2331, Page 87, in the Register's 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 Grant Mickelson by Warranty deed from Christopher Coyne and Cory Coyne, husband and wife of record in Instrument No. 20140707-0059528 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 07, 2014.

Being also known as 58 Creighton Avenue Nashville, Tennessee 37206.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 58 Creighton Avenue, Nashville, TN 37206-2204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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:T20160094566 DEEDWARR
Recvd: 10/26/16 11:36 2 pgs
Fees:13.00 Taxes:851.00
20161026-0113163

AME by CD A:F

Witness my hand this the 25th day of October, 2016.

Grant Mickelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Grant Mickelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of October, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY