THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

Davidson County	DEEDWARR
Recvd: 11/08/16 16:19	4 pgs
Fees:22.00 Taxes:0.00	
20161108-0118375	

Warranty Deed

File No: 838027

THIS INDENTURE, made and entered into this 25 day of October, 2016, by and between William C. Eaton, a single man and Heather N. Jacobs, a single woman, tenants in common with full right of survivorship, party of the first part, William C. Eaton and Heather N. Eaton, husband and wife as tenants in common with full right of survivorship and party of the second part,(Mailing address of said first grantee is 209 BELLEVUE ROAD, NASHVILLE TN, 37221).

BEING the same premises which Bobby Mangrum, unmarried in deed dated 07/30/2010 and recorded 08/03/2010 in the DAVIDSON County Recorder's Office in Deed Book Volume 20100803-0060877, page , granted and conveyed to William C. Eaton, a single man and Heather N. Jacobs, a single woman, tenants in common with full right of survivorship, the Grantors herein.

WITNESSETH: That for and in consideration of Fifty and No/100 Dollars ($50.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Taxpayer/Owner: William C. Eaton and Heather N. Eaton
ADDRESS: 209 BELLEVUE ROAD, NASHVILLE TN, 37221

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

William C Eaton
WILLIAM C EATON

Heather N Eaton
HEATHER N EATON

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William C Eaton & Heather N Eaton

_____ to me known to be the person __ described in and who executed the foregoing instrument, and acknowledged that __ he __ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 25 day of October, 2016.

Ella K Butler
Notary Public

My commission expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Heather N Eaton William C Eaton
Affiant

Subscribed and sworn to before me this 25 day of October, 2016.

Ella K Butler

PROPERTY ADDRESS: 209 Bellevue Road Nashville TN 37221

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

Exhibit A
Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat Resubdivision of Lot Two, Hulan Heights and Resubdivision of Lot 2 of the Resubdivision of Lot One, Westside Cumberland Presbyterian Subdivision of record in Instrument 20051027-0130029, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property as conveyed from Bobby Mangrum, unmarried to William C. Eaton, a single man and Heather N. Jacobs, a single woman, tenants in common with full right of survivorship as set forth in Deed Instrument #20100803-0060877 dated 07/30/2010, recorded 08/03/2010, DAVIDSON County, TENNESSEE.

142 15 0 115.00

True Copy Certification

I, SUZANNE RAFLA, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

Suzanne Rafla
SUZANNE RAFLA

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

Before me Mark J Appugliese, the undersigned officer, personally

Appeared Suzanne Rafla, known to me (or satisfactorily proven) to be

The person whose name is subscribed to the within instrument, and

acknowledged that she (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J. Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES