BILL GARRETT, Davidson County
Trans:T20170002628 DEEDWARR
Recvd: 01/10/17 14:55 2 pgs
Fees:13.00 Taxes:1535.50

20170110-0002951

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me this 6th day of January, 2017.

Notary Public
My Commission Expires: ~~06/24/18~~ JA 7/3/2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County

16-0781

Address of New Owner:	Send Tax Bills to:	Tax Information:
Josh M. Hoge	new owner	
8524 Beautiful Valley Drive		126-14-0A-008.00-CO
Nashville, TN 37221		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Cameron Eades and Anna Eades, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Josh M. Hoge, unmarried

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Final Plat of Travis Trace Subdivision, Phase IA of record in Plat at Instrument No. 20141016-0095781, 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 a portion of the same property conveyed to Travis Property

Being the same property conveyed to Cameron Eades and Anna Eades, husband and wife, by Special Warranty deed from The Jones Company of Tennessee, LLC, a Tennessee limited liability company of record in Instrument No. 20150728-0074101 Register's Office for Davidson County, Tennessee, dated July 21, 2015 and recorded on July 28, 2015.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **8524 Beautiful Valley 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 6th day of January, 2017.

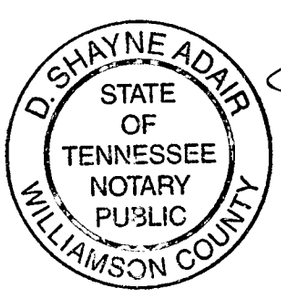
Cameron Eades

Anna Eades

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Cameron Eades and Anna Eades,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of January, 2017.



D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18