THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170110473** BILL GARRETT, Davidson County Trans:T20170018549 DEEDWARR Recvd: 03/03/17 10:42 2 pgs Fees:13.00 Taxes:851.00 20170303-0021239	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2017. Notary Public My Commission Expires: 9-11-2017 SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Matt Eads 1821 Kingsbury Dr. Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09109026100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Howard Wilson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matt Eads**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1 on the Plan of Corlew Subdivision of the T. M. Nall's Subdivision of the B.F. Cockrill Lands, of record in Book 3842, Page 165, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed by Warranty Deed from Anita C. Boyd and husband, William E. Boyd to William C. Wilson, Sr., unmarried, as recorded on the 18th day of September, 1992 in Deed Book 8732, Page 844, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Last Will and Testament of William Clarence Wilson, Sr. to John Howard Wilson and William Clarence Wilson, Jr. in Deed Book 10144, Page 964, in the Register's Office of Davidson County, Tennessee. Probate No. 96P-1226.

Being the same property further conveyed from William C. Wilson, Jr. and John Howard Wilson to John Howard Wilson by Quitclaim Deed of record in Instrument No. 20170120-0006727 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CORLEW SUBDIVISION OF THE T. M. NALL'S SUBDIVISION OF THE B.F. COCKRILL LANDS, as recorded in Plat Book 3842, Page(s) 165.

This is improved property located at 608 EASTBORO DR Nashville TN 37209-1840.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2017.

John Howard Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Howard Wilson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018