WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jonathan David Thomas and Leigh Plunket, husband and wife	The Mortgage Firm	72-6-38
(NAME)	(NAME)	
1024 Iverson Avenue	921 Douglas Ave #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Altamonte Springs, FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170225

For and 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, I/we, **EAC Properties, Inc.** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jonathan David Thomas and Leigh Plunket, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, 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. 66 on the plan of Maynor Place, as shown by plat of record in Plat Book 843, page 24, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to EAC Properties, Inc. by deed from Robert Warren Greene and Amelia J. Greene, husband and wife, dated March 22, 2016, of record in Instrument No. 20160324-0027881, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 1024 Iverson Avenue, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20170021947 DEEDWARR
Recvd: 03/15/17 08:43 2 pgs
Fees:13.00 Taxes:1406.00
20170315-0025184

Witness my hand this 10th day of March, 2017

EAC Properties, Inc.

BY: _____
Jason A. Van Der Mark, President and Treasurer

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jason A. Van Der Mark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be President and Treasurer (or other officer authorized to execute the instrument) of EAC Properties, Inc., the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as President and Treasurer (or other authorized officer).

Witness my hand, at office, this 10th of March, 2017.

Melissa D. Rogers
Notary Public
My Commission Expires:
4/19/17

