NEW OWNER:

Michael S. Waldron
Marcia Ann Ramirez
2839 Blue Brick Drive
Nashville, TN 37214

SEND TAX BILLS TO:

Farmington Mortgage,
a div. of CapStar Bank,
2002 Richard Jones Rd.,
Suite 300A,
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0113 JM

096-06-0-026.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170023444 DEEDWARR
Recvd: 03/20/17 12:37 3 pgs
Fees:18.00 Taxes:610.50
20170320-0026894

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Five Thousand and 00/100 Dollars ($165,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CATHERINE B. EASTWOOD,** unmarried woman ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MICHAEL S. WALDRON AND MARCIA ANN RAMIREZ,** husband and wife ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section One Clover Bottom Subdivision, of record in Plat Book 1424, Page 50, 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 Timothy L. Eastwood and wife, Catherine B. Eastwood by Warranty Deed from John T. Faulkner, unmarried of record in Book 10662, page 8, Register's Office for Davidson County, Tennessee, dated October 23, 1997 and recorded on October 29, 1997. Timothy L. Eastwood passed away on August 13, 2014, and had remained married to Catherine B. Eastwood, without intervening legal separation or divorce from the time of acquisition of this property until his passing, thereby vesting all ownership interest in Catherine B. Eastwood, the surviving tenant by the entirety.

Being also known as 2839 Blue Brick Drive Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 20th day of **March, 2017**.

C B Eastwood
CATHERINE B. EASTWOOD

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, CATHERINE B. EASTWOOD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of **March, 2017**.

B Mgmt
NOTARY PUBLIC

BRITTANY T. DUGAS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My commission expires: 9-8-2020

****

The actual consideration or value, whichever is greater, for this transfer is $ **165,000.00** .

AFFIANT

Sworn to and subscribed to before me this 20th day of **March, 2017**.

My commission expires: 9-8-2020

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY