# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170024357 DEEDWARR
Recvd: 03/22/17 14:02 2 pgs
Fees: 13.00 Taxes: 862.10
20170322-0028080

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TAMMY A. NOVITSKI NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Cathy Eastwood | New Owner | 087 05 0A 078.00 |
| (NAME) | (NAME) | |
| 5716 Briarwick Ct | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Thirty-Three Thousand And No/100 Dollars ($233,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **W. Alex Willis, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cathy Eastwood, an unmarried woman**, 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:

Being Lot No. 79 on the Plan of FARMINGHAM WOODS, Phase II, Section 2, as of record in Plat Book 7900, Page 424, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to W. Alex Willis by Warranty Deed from Richard H. Kearney and wife, Vicky L. Kearney dated October 15, 2007 and recorded October 19, 2007 as Instrument No. 20071019-0124171, in said Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 5716 Briarwick Ct, Hermitage, TN 37076

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, has 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 20th day of March, 2017

W. Alex Willis by Kathryn Willis Craft, attorney in fact

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STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kathryn Willis Craft, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of W. Alex Willis, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said W. Alex Willis, by virtue of a Limited Durable Power of Attorney, duly executed.

Witness my hand and official seal, this the 20th of March, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-171337SSO