BILL GARRETT, Davidson County
Trans: T20170035509 DEEDWARR
Recvd: 04/27/17 10:15 2 pgs
Fees: 13.00 Taxes: 1374.55
20170427-0041347

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,500.00

Affiant

Subscribed and sworn to before me, this 25th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Elizabeth Eady	Elizabeth Woodle	091-09-0T
(NAME)	(NAME)	(MAP)
531 A Stevenson Street	2013 Christus Way	002.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nashville Construction Company Inc.,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lauren Elizabeth Eady, unmarried**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 531 B, 533 Stevenson Terrace, as shown in the Declaration of Covenants, Conditions and Restrictions for 533 Stevenson Terrace, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160810-0083166, 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 part of the same property conveyed to Nashville Construction Company, Inc. by Warranty deed from Christine F. Steele, unmarried of record in Instrument No. 20160504-0044127, corrected by Affidavit of Scrivener's Error of record in Instrument No. 20160809-0082766 Register's Office for Davidson County, Tennessee, dated May 2, 2016 and recorded on May 4, 2016.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 531 A Stevenson Street, Nashville, Tennessee 37209

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 my/our hand(s) this 25th day of April, 2017.

Nashville Construction Company Inc.

By: Jennifer D. Stacey, Agent
Jennifer D. Stacey, Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jennifer D. Stacey, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Agent of Nashville Construction Company Inc., the within named bargainer, a corporation, and that she as such Agent being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the corporation by the said Jennifer D. Stacey as such Agent.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 25th day of April, 2017.

Lynn J. Babcock
Notary Public

My Commission Expires: 1-4-21

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY