BILL GARRETT, Davidson County
Trans:T20170056241 DEEDWARR
Recvd: 06/30/17 13:37 2 pgs
Fees:13.00 Taxes:2590.00
20170630-0066177

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this 29 day of June, 2017.

Notary Public

My commission expires: 11-5-19

(Notary Stamp)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Justin Eagle and Samantha Eagle	New Owner	083-14-0-102.00
1606 Russell Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Gann Building Group, Inc., a Tennessee corporation

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Justin Eagle and Samantha Eagle, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 48 on the Plan of Lindley's Subdivision of the Chadwell Tract of record in Plat Book 2, Page 24, in the Chancery Court at Nashville, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 48 fronts 50.0 feet on the southerly side of Russell Street and runs back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Gann Building Group, Inc., a Tennessee corporation, by Warranty Deed from Alin Toncz of record as Instrument No. 20060127-0010657 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1606 Russell Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Lindley's Subdivision of the Chadwell Tract of record in Plat Book 2, page 24, in the Chancery Court at Nashville, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of June, 2017.

Gann Building Group, Inc.,
a Tennessee corporation

By: _____, President
Chuck Gann
Its: President

Return To:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF Florida)
COUNTY OF Pinellas)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Chuck Gann, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Gann Building Group, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

Witness my hand and official seal this 28th day of June, 2017.

_____
Notary Public

My Commission Expires: July 19, 2019

JOHN ROE
MY COMMISSION # FF901253
EXPIRES July 19, 2019
FloridaNotaryService.com
(407) 398-0153

SolomonParks File No. 317201

SP 11/2015