WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170057009 DEEDWARR
Recvd: 07/05/17 09:40 2 pgs
Fees:13.00 Taxes:2127.13

20170705-0067168

File No. RW0003077

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $574,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-18-18

(AFFIX SEAL) JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Smieja and Leilani Mason	NEW OWNER	
(NAME)	(NAME)	
2019 Benjamin St.		083-06-0-162.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Justin Eagle and Samantha Eagle, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Smieja and Leilani Mason,** HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEE, 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 part of Lot 12, ORIGINAL PLAN OF BROWNSVILLE, as shown on plat of record in Plat Book 21, Page 9, in the Register's Office, Davidson County, Tennessee, described as follows:

BEGINNING at a point on the Northerly margin of Benjamin, formerly Locke Street, 500.0 feet Easterly from the Easterly margin of Scott Avenue, being the Southeast corner of a lot conveyed by W. B. Sneed and wife, to Thos. L. Boswell, by deed of record in Book 466, Page 436, Register's Office; thence with the Northerly margin of said Benjamin Street, Eastwardly 50.0 feet; thence at right angles, Northwardly 210.0 feet to the Southerly margin of a proposed alley; thence Westwardly with same 50.0 feet to the Northeast corner of Boswell Property; thence Southwardly with the Easterly line of said property 210.0 feet to the beginning.

Being the same property conveyed to Samantha Eagle, a married woman by Warranty Deed from William Casello and wife, Elaine Casello, recorded June 5, 2014 as Instrument No. 20140605-0048770, in the Register's Office for Davidson County, Tennessee.

Justin Eagle joins herein to convey any and all rights, title and/or interest he may have in said proeprty by virtue of his marraige to Samantha Eagle.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2019 Benjamin St., Nashville, TN 37206

(House Number) (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 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 hand this 29th day of June, 2017.

Justin Eagle

Samantha Eagle

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Justin Eagle and Samantha Eagle, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of June, 2017.

Notary Public

My commission expires: 12.18.19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY