BILL GARRETT, Davidson County
Trans:T20170065387 DEEDWARR
Recvd: 07/31/17 11:47 2 pgs
Fees:13.00 Taxes:1035.63
20170731-0077323

This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 171504TN

NEW OWNER:
Dana E. Eisenhauer
106 Academy Square
Nashville, TN 37210

SEND TAX BILL TO:
Highlands Residential Mortgage
12001 N. Central Expressway, Ste. 750
Dallas, TX 75243

MAP & PARCEL:
93-11-0-A-10S.00CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Therese Annette Coyne, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto Dana E. Eisenhauer, a single hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 106 on the Plan of Academy Square, Revised, a Planned Unit Development, as of record in Book 5200, Page 614, 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 Therese Annette Coyne, unmarried by Warranty Deed from Kay F. Crabtree, unmarried, dated *05/07/1998,* recorded *05/08/1998* in Book 10923, Page 723, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever;

AND **Therese Annette Coyne** does covenant with the said Grantee that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Therese Annette Coyne** further covenants and binds his/her heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **106 Acadeny Square, Nashville, TN 37210**.

Executed on this 28th day of July. 2017.

Therese Annette Coyne

Therese Annette Coyne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of said County and State, **Therese Annette Coyne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand this 28th day of July, 2017.

Notary Public

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $279,900.00.

Sarah M. Dooley

Affiant

Sworn to and subscribed to me, the undersigned, this 28th day of July, 2017.

Deborah L. Baxter

Notary Public

My Commission Expires: 7-24-2019

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.