RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179287

BILL GARRETT, Davidson County
Trans:T20170072243 DEEDWARR
Recvd: 08/21/17 10:20 4 pgs
Fees:23.00 Taxes:1572.50
20170821-0085528

WARRANTY DEED

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2017.

NOTARY PUBLIC

My commission expires: 11-3-2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andra Eggleston 2421 Eastland Avenue Nashville, TN 37206	Andra Eggleston 2437 Eastland Ave, Nashville, TN 37206	083 08 0 059.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Five Thousand and 00/100 Dollars ($425,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID BLAKE MCCLURE, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANDRA EGGLESTON, A MARRIED WOMAN, AS HER SOLE AND SEPARATE NON-MARITAL PROPERTY**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Rosewood Heights, Section II as of record in Book 2133, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Blake McClure, by Quitclaim Deed from Sarah Beguiristain McClure, dated 3/9/2016, recorded 5/18/2016, of record in Instrument #20160518-0049462, in the Register's Office for Davidson County, Tennessee. This conveyance being pursuant to Final Divorce Decree in Circuit Court for Davidson County, Tennessee, #15D-1408. Being the same property previously conveyed to David Blake McClure by deed from Ann Longhurst Williams, Successor Trustee, dated 4/16/2010, of record in Instrument #20100419-0029321, said Register's Office.

The address of the herein described property is believed to be 2421 Eastland Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the day of August, 2017.

DAVID BLAKE MCCLURE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, David Blake McClure, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the day of August, 2017.

Notary Public

Printed Notary Name

My commission expires: _____

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On August 17, 2017 before me, Karen Elaine Kopittke, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared David Blake McClure
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

KAREN ELAINE KOPITTKE
COMM. #2052671
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 20, 2017

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Karen Elaine Kopittke
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 8-17-17 Number of Pages: 3
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: David Blake McClure	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☑ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____ _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

KAREN ELAINE KOPITTKE
COMM. #2052671
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 20, 2017

Subscribed and sworn to (or affirmed) before me on this 17 (*Date*) day of August (*Month*), 2017 (*Year*),
by
(1) David Blake McClure
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Karen Elaine Kopittke
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 8-17-17

Number of Pages: 4 Signer(s) Other Than Named Above: None

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