BILL GARRETT, Davidson County
Trans:T20170072379 DEEDWARR
Recvd: 08/21/17 14:50 2 pgs
Fees:13.00 Taxes:4070.00
20170821-0085708

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00. Affiant Subscribed and sworn to before me, this the 18th day of August, 2017. Notary Public My commission expires:

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elizabeth Queener Nina Hayes	New Owners	
6416 Brownlee Drive		103-13-0-007.00
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT M. EATHERLY AND WIFE, SUSAN FRAZIER EATHERLY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH QUEENER, UNMARRIED, AND NINA HAYES, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 64 on the Plan of Hillwood Estates, Section 6 of record in Plat Book 2133, Page 96, 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 the same property conveyed to Robert M. Eatherly and wife, Vickie Eatherly by Warranty deed from Howard L. Isaacs and wife, Belinda B. Isaacs of record in Book 7640, page 718, Register's Office for Davidson County, Tennessee, dated August 30, 1988 and recorded on August 31, 1988.

Being the same property conveyed to Robert Michael Eatherly by Quitclaim deed from Vickie Eatherly of record in Book 11281, page 139, Register's Office for Davidson County, Tennessee, dated December 22, 1998 and recorded on January 04, 1999.

Being the same property conveyed to Angus Gillis, III, Trustee by Quitclaim Deed from Robert M. Eatherly of record in Instrument No. 20001207-0120641, Register's Office for Davidson County, Tennessee, dated November 01, 2000 and recorded on December 07, 2000 and within the same deed the said Angus Gillis, III, Trustee conveyed his interest in the subject property to Robert M. Eatherly and wife, Susan Frazier Eatherly as tenants by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5904 Hickory Valley Road, Nashville, TN 37205.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of August, 2017.

Robert M. Eatherly

Susan Frazier Eatherly

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 Robert M. Eatherly and Susan Frazier Eatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of August, 2017.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021