AFTER RECORDING RETURN TO:
AMC SETTLEMENT SERVICES
345 ROUSER RD BLDG 5
CORAOPOLIS, PA 15108
File No. 11626637

This document prepared by:
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Tax ID No.: 08107038100

Bill Garrett Davidson County
Batch# 19660 DEEDWARR
10/31/2017 10:28:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171031-0111424

WARRANTY DEED

THIS INDENTURE made and entered into on this 24th day of OCT, 2017, by and between **BENJAMIN E. HOWARD, AN UNMARRIED MAN and EDWARD DANGER EASTHAM, F/K/A EDWARD S. HENDERSON, AN UNMARRIED MAN, AS TENANTS IN COMMON,** a mailing address of 1917 CEPHAS STREET, NASHVILLE, TN 37208 hereinafter referred to as Grantor(s) and **BENJAMIN E. HOWARD, AN UNMARRIED MAN and EDWARD DANGER EASTHAM, AN UNMARRIED MAN, AS TENANTS IN COMMON,** a mailing address of 1917 CEPHAS STREET, NASHVILLE, TN 37208, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN 00/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under DOCUMENT NO. 20141002-0090878, recorded on 10/02/2014 in DAVIDSON County, TENNESSEE.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee\'s heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 24 day of October, 2017.

Benjamin E. Howard

BENJAMIN E. HOWARD

EDWARD DANGER EASTHAM, F/K/A EDWARD S. HENDERSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Benjamin E Howard, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 24 day of October, 2017.

Jami Gilbert

Notary Public
My Commission expires: 10-7-19

JAMI GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF MS
COUNTY OF Marshall

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Edward Danger Eastham F/K/A Edward S. Henderson, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Holly Springs MS, this 25 day of October, 2017.

Raymond Todd Parker

Notary Public
My Commission expires: 1-23-2021

RAYMOND TODD PARKER
NOTARY PUBLIC
ID No. 104467
Commission Expires
Jan 23, 2021
STATE OF MISSISSIPPI
UNION COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant\'s knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 255,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 24 day of Oct, 2017.

Notary Public
Commission Expires 10-7-19

JAMI GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

BENJAMIN E. HOWARD and EDWARD DANGER EASTHAM
1917 CEPHAS STREET
NASHVILLE, TN 37208

Name and address of property owner:

BENJAMIN E. HOWARD and EDWARD DANGER EASTHAM
1917 CEPHAS STREET
NASHVILLE, TN 37208

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED INST# 20141002-0090878, ID# 08107038100, BEING KNOWN AND DESIGNATED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31 ON THE PLAN OF CEPHAS WOODARD SUBDIVISION OF LOTS NO. 5 AND 6 WOODARD PLAN OF RECORD IN PLAT BOOK 161, PAGE 174, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BY FEE SIMPLE DEED FROM SJT INVESTMENT GROUP AS SET FORTH IN INST# 20141002-0090878 DATED 10/01/2014 AND RECORDED 10/02/2014, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

PROPERTY COMMONLY KNOWN AS: 1917 CEPHAS STREET, NASHVILLE, TN 37208

True Copy Certification

I, _____KRISTIE LAKE _____, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of _____PA___

County of _____ALLEGHENY_

Personally appeared before me LISA MARIE DISANZO, a notary public for this county and state, KRISTIE LAKE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: ____AUG 23, 2018_____
Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lisa Marie DiSanzo, Notary Public
Freedom Boro, Beaver County
My Commission Expires Aug. 23, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES