Warranty Deed

Bill Garrett Davidson County
Batch# 20999 DEEDWARR
11/01/2017 03:33:32 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20171101-0112266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the ~~30th~~ 31st and day of October, 2017.

Notary Public

My commission expires: 3/20/18

ANDREA M. LEACH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Return to:

BridgeTrust Title
4400 Harding Pike #400
Nashville, TN 37205

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anna M. Hunter Paul A. Hunter	fairway mortgage 919 McClardy Rd Clarksville, TN 37042	
6224 Rivervalley Drive		126-16-0A-281.00-CO
Nashville, TN 37221		

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, **MARY L. EADIE AND JACKIE E. EADIE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA M. HUNTER AND PAUL A. HUNTER, WIFE AND HUSBAND**, 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. 318 on the Plan of Final Plat, Riverwalk, Phase 2A, Section 2 of record in Plat at Instrument No. 20031014-0151984, 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 Mary L Rose, an unmarried person and Jack Eadie, an unmarried person, Joint Tenants with the Right of Survivorship by Warranty deed from Corinthian Custom Homes, Inc. of record in Instrument No. 20050929-0117260 Register's Office for Davidson County, Tennessee, dated September 26, 2005 and recorded on September 29, 2005.

Being the same property conveyed to Mary L. Eadie and Jackie E. Eadie, both unmarried, for their joint lives, with the remainder to the survivor of them by Quitclaim deed from Mary L. Rose and Jackie E. Eadie, having acquired title as, Jack Eadie both unmarried of record in Instrument No. 20110110-0002590 Register's Office for Davidson County, Tennessee, dated December 16, 2010 and recorded on January 10, 2011.

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 6224 Rivervalley Drive, Nashville, TN 37221.

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 30th day of October, 2017.

Mary L. Eadie

Jackie E. Eadie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named Mary L. Eadie and Jackie E. Eadie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of October, 2017.

Notary Public

My Commission Expires: 7-2-18