Bill Garrett Davidson County
Batch# 53720 DEEDWARR
02/01/2018 10:18:47 AM 2 pgs
Fees: $13.00 Taxes: $1,013.80
20180201-0010230

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $274,000.00.

Affiant

Subscribed and sworn before me this the 31st day of January, 2018.

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shyanne Riddle	Mortgage Investors Group	042-07-0 007.00
805 N. Graycroft Ave	8320 East Walker Springs Lane	
Madison, TN 37115	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANDRA MOORE EGGLESTON, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHYANNE RIDDLE AND SETH RIDDLE, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section Two, Morning View Subdivision of record in Book 2133, Page 99, Register's Office for said County.

Said Lot 47 fronts 186 feet on the westerly side of Graycroft Avenue and runs back 217.45 feet on the northerly line and 218.79 feet on the southerly line, to a dead line, measuring 186 feet thereon.

Being the same property conveyed to Andra Moore Eggleston, a married woman by Warranty deed, dated November 2, 2016, from Frank B. Louthan, III, both individually and as executor of the estate of Frank B. Louthan, JR., and Catherine Oliver, of record in Instrument No. 20161107-0117377, Register's Office for Davidson County, Tennessee.

The said Andra Moore Eggleston is conveying the said property as her sole and separate non-marital property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 805 N. Graycroft Ave, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 31st day of January, 2018.

Andra Moore Eggleston

Andra Moore Eggleston

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andra Moore Eggleston, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2018.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY