THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 18, 2018

Karen Y Johnson Davidson County
Batch# 137655 DEEDWARR
09/06/2018 02:45:27 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20180906-0088464

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Anthony J. Eagan | Bank of America | MAP |
| 4209 Farrar Avenue | 4500 Amon Carter Blvd. | PARCEL 131-02-0-157.00 |
| Nashville, TN 37215 | Fort Worth, TX 76155 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert Z. Hensley and Terri P. Hensley as co-trustees of the Robert Z. Hensley Revocable Trust dated June 3, 2006 as to a one-half undivided interest and Robert Z. Hensley and Terri P. Hensley as co-trustees of the Terri P. Hensley Revocable Trust dated June 8, 2006 as to a one-half undivided interest**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony J. Eagan and Aledxandra S. Eagan, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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 the Southerly 25 feet of Lot No.7 and the Northerly 80 feet of Lot No.8 of Block No.3 on the Plan of Overton Hills of record in Plat Book 843, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of Lots 7 and 8 front together 105 feet on the Westerly side of Farrar Avenue and extends back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Terri P. Hensley and husband, Robert Z. Hensley by Warranty deed from Samuel Brunswick Lowe and wife, Sameera Adele Naifeh Lowe of record in Instrument No. 20051117-0139296 Register's Office for Davidson County, Tennessee, dated November 14, 2005 and recorded on November 17, 2005.

Being the same property conveyed to Robert Z. Hensley and Terri P. Hensley as co-trustees of the Robert Z. Hensley Revocable Trust dated June 3, 2006 as to a one-half undivided interest and Robert Z. Hensley and Terri P. Hensley as co-trustees of the Terri P. Hensley Revocable Trust dated June 8, 2006 as to a one-half undivided interest by Quitclaim deed from Terri P. Hensley and husband, Robert Z. Hensley of record in Instrument No. 20060803-0095165 Register's Office for Davidson County, Tennessee, dated July 17, 2006 and recorded on August 03, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **4209 Farrar Avenue, Nashville, TN 37215.**

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 1st day of September, 2018.

Robert Z. Hensley and Terri P. Hensley, Co-Trustees

Robert Z. Hensley, Co-Trustee

Robert Z. Hensley, Individually

Terri P. Hensley, Co-Trustee

Terri P. Hensley, Individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert Z. Hensley and Terri P. Hensley** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Co-Trustees** of the **Robert Z. Hensley and Terri P. Hensley as co-trustees of the Robert Z. Hensley Revocable Trust dated June 3, 2006 as to a one-half undivided interest and Robert Z. Hensley and Terri P. Hensley as co-trustees of the Terri P. Hensley Revocable Trust dated June 8, 2006 as to a one-half undivided interest** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Robert Z. Hensley and Terri P, Hensley** as such **Co-Trustees**.

Witness my hand and seal this the 1st day of September, 2018.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Z. Hensley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of September, 2018.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Terri P. Hensley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of September, 2018.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public