WARRANTY DEED

Karen Johnson Davidson County
Batch# 183967 DEEDWARR
01/15/2019 01:26:17 PM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20190115-0004168

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $272,000.00.

Affiant

Subscribed and sworn to me on 01/11/19.

NOTARY PUBLIC
My Commission Expires: 11-5-19

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Elizabeth S. Wank 1073 Woodbury Falls Drive Nashville, TN 37221	New Owner	128120C08000CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kevin Eakin and Shi-Anne Eakin, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Elizabeth S. Wank, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1073 on the Plan of Woodbury Townhomes, Phase 1, in Instrument No. 20050216-0017693, further established under Master Deed, Exhibit E, of record in Instrument No. 20060310-0028278 and amended in Instrument No. 20080201-0010772, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.
>
> Being the same property conveyed to Kevin Eakin and Shi-Anne Eakin, husband and wife, by Warranty Deed from Andrew Blake Hendrickson II, married, dated the 12th day of August, 2016, of record in Instrument No. 20160816-0085328, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1073 Woodbury Falls Drive, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 our hands on 01/11/19.

Kevin Eakin

Shi-Anne Eakin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 01/11/19, before me personally appeared Kevin Eakin and Shi-Anne Eakin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 01/11/19.

NOTARY PUBLIC

My Commission Expires: 2/18/19

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
FEBRUARY 18, 2019

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206