Karen Johnson Davidson County
Batch# 194822 DEEDWARR
02/13/2019 10:32:02 AM 2 pgs
Fees: $13.00 Taxes: $240.50
20190213-0013501

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greate this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 11th day of February, 2019.

Notary Public
My commission expires: 1-21-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Middle TN House Buyers, Inc 214 Chesapeake place Nashville, TN 37107	Same	050-10-0-065.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tritt Eastwood,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Middle TN House Buyers, Inc,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 25A, as shown on the Map entitled A Zone Lot Division, Lot 28, Chesapeake Homes, Section One, Lots 23-27, of record in Plat Book 6250, page 815, as amended in Plat Book 8558, page 601, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Tritt A. Eastwood by Warranty Deed from Scotty L. Campbell, an unmarried man, dated October 9, 2014 of record as Instrument No. 20150109-0002580, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 214 Chesapeake place, , TN

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 11th day of February, 2019.

Tritt Eastwood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tritt Eastwood,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 11th day of February, 2019.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2019016106

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD