Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 238217 DEEDWARR
06/04/2019 08:57:53 AM 2 pgs
Fees: $13.00 Taxes: $776.63

20190604-0052892

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Veronica Joines		
(NAME)	(NAME)	
294 April Lane	NEW OWNER	162-01-0-030.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Taylor, Jr., Trustee of the McEachron Family Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Veronica Joines, a single woman,** 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 Lot No. 8 on the plan of Bakwood Heights Subdivision as of record in Book 2854, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description

Being the same property conveyed to Stephen Taylor, Jr., Trustee of the McEachron Family Trust by deed from Peggy Fisher dated August 13, 2018 and filed for record August 15, 2018 as Instrument NO. 20180815-0080720 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☐ property, known as 294 April Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 30th day of May, 2019.

MCEACHRON FAMILY TRUST

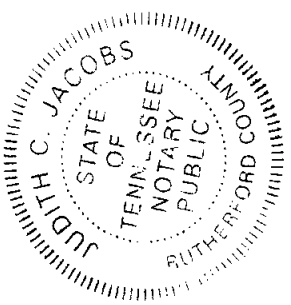
Stephen Taylor Jr.
Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Stephen Taylor, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of McEachron Family Trust and that he as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee

WITNESS my hand and seal this 30th day of May, 2019.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20



File No.: 201905046