Karen Johnson Davidson County
Batch# 502475 DEEDWARR
10/28/2020 11:38:30 AM 4 pgs
Fees: $23.00 Taxes: $706.70
20201028-0124956

Name and Address of New Owner and
Send Tax Bills To:
Eagles Nest Investors, LLC
496 Liberty Pike
Franklin, TN 37064

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 092-03-0-152.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeffrey Hale, a married man, and Ernie Spiess, a married man**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Eagles Nest Investors, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 10 on the Map of the Subdivision of the West part of Lot No. 2 of the Subdivision of the Harding Lytle Tract, of record in Book 974, page 52, Register's Office for said County.

Said Lot 10 fronts 50 feet on the North side of Albion Street and runs back between parallel lines 166 feet to an alley, running back along the East margin of 23rd Avenue North.

Being the same property conveyed to Jeffrey Hale, married, and Ernie Spiess, married, by Quitclaim deed from Jacquard Evans of record in Instrument No. 20110607-0043646 Register's Office for Davidson County, Tennessee, dated June 6, 2011 and recorded on June 7, 2011.

Being also known as 2222 Albion Street, Nashville, Tennessee 37208.

NOTE: This property has never served as the primary marital residence for either Grantor herein.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of October, 2020.

Jeffrey Hale

Ernie Spiess

STATE OF TENNESSEE
COUNTY OF Sumner

On this 20th day of October, 2020, before me personally appeared Jeffrey Hale and Ernie Spiess, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 20th day of October, 2020.

Notary Signature
My commission expires:

CRYSTAL E. BANKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

AFFIDAVIT OF VALUE

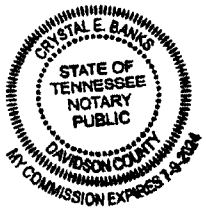
STATE OF TENNESSEE
COUNTY OF Sumner

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $191,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant 10/15/20

Sworn to and subscribed before me this 20th day of October, 2020.

Crystal E. Banks
Notary Signature
My commission expires:



True Copy Certification

I, Steve Berneman do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021