Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan L. Williams	New Owner	033-06-0-A-067.00CO
381 Solitude Circle		
Goodlettsville, TN 37072		

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20090028914 DEEDWARR
Recvd: 05/01/09 14:28 3 pgs
Fees:18.00 Taxes:869.50
20090501-0039949

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$235,000.00**

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **J.D. Eatherly d/b/a Eatherly Properties, a Proprietorship, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Ryan L. Williams, an unmarried individual and Jimmy A. Dennis, an unmarried individual, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 122 on the Plan of Echo Hill Estates, Section Four, of record in Instrument No. 20050127-0010265, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being a part of the same property conveyed to J.D. Eatherly for Eatherly Properties, by Warranty Deed from Echo Hill Joint Venture, a Tennessee General Partnership, dated January 30, 2003, of record in Instrument No. 20030220-0022453, Register's Office for Davidson County, Tennessee.

This is improved property located at: **381 Solitude Circle, Goodlettsville, TN 37072**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **28th** day of **April, 2009.**

J.D. Eatherly d/b/a Eatherly Properties

By: **J. D. Eatherly**
It's: **Proprietor**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **J. D. Eatherly** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposed therein contained.

Witness my hand and Seal at office on the **28th** day of **April, 2009.**

Notary Public

My Commission Expires: _____

J. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.

2. 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.

3. All matter of record shown of the plat of Echo Hills Estates, Section Four, as recorded in Instrument No. 20050127-0010265, Register's Office for Davidson County, Tennessee.

4. Storm Drainage Easement of record in Book 9933, page 90, Register's Office for Davidson County, Tennessee.

5. Articles of Incorporation of the Homeowners Association of record in Book 7495,p age 179 and Book 7703, page 641, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions recorded in Book 7489, page 988, Book 7699, page 949, Book 8265, page 436 and Book 9083, page 26, Register's Office for Davidson County, Tennessee.

7. By-Laws of record in Book 7495, page 184 and Book 7699, page 966, Register's Office for Davidson County, Tennessee.