Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adrian Garcia	New Owner	043-04-0-A-030.00CO
805 Northstar Court		
Old Hickory, TN 37138		

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

BILL GARRETT, Davidson County
Trans:T20090054047 DEEDWARR
Recvd: 08/07/09 12:50 3 pgs
Fees:18.00 Taxes:902.43
20090807-0074589

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$243,900.00**

Adrian Garcia
Affiant

Subscribed and sworn to before me, this the 7th day of August, 2009.

I. M. Corriveau
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 **Adrian Garcia, unmarried, ("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. 30 on the Plan of Resubdivision of Lots 30, 21, 32, River Landing, Section 1, Phase 1, of record in Instrument No. 20070125-0010292, 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 the same property conveyed to J.D. Eatherly d/b/a Eatherly Properties, a proprietorship, by Warranty Deed from Lakewood/R3, LLC., dated March 6, 2007, of record in Instrument No. 20070312-0030383, Register's Office for Davidson County, Tennessee. Said Warranty Deed was corrected by Scrivener's Affidavit, dated July 15, 2009, of record in Instrument No. 20090721-0068101, Register's Office for Davidson County, Tennessee.

This is improved property located at: **805 Northstar Court, Old Hickory, TN 37138**

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 **7th** day of **August, 2009.**

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

J.D. Eatherly
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 **7th** day of **August, 2009.**

Notary Public

My Commission Expires: _____



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 shown on the plat of Resubdivision of Lots 30, 31, 32 River Landing, Section 1, Phase 1, as recorded in Instrument No. 20070125-0010292, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060502-0050264, Instrument No. 20060602-0073693 and Instrument No. 20060815-0100349, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer Easements of record in Book 8274, page 619, Book 8274, page 624, Book 9411, page 730, Book 9411, page 739, Book 9411, page 743 and Book 9872, page 651, Register's Office for Davidson County, Tennessee.

6. Boundary Line Easement of record in Book 7732, page 213, Register's Office for Davidson County, Tennessee.

7. Utility Easement of record in Book 4859, page 951, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement of record in Instrument No. 20030710-0096041, Register's Office for Davidson County, Tennessee.

9. Flowage Easement of record in Book 2240, page 375, Register's Office for Davidson County, Tennessee.

10. Order of Condemnation of record in Book 8274, page 619 and Book 8274, page 624, Register's Office for Davidson County, Tennessee.