Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandon Williams Shakaira Fuller 5170 Hickory Hollow Parkway #949 Antioch, TN 37013	New Owner	163-05-0-A-949.00CO

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$114,000.00**

Affiant

Subscribed and sworn to before me, this the 3rd day of November, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

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

BILL GARRETT, Davidson County
Trans:T20090075725 DEEDWARR
Recvd: 11/05/09 15:40 3 pgs
Fees:18.00 Taxes:421.80
20091105-0102606

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 **Brandon Williams and wife, Shakaira Fuller, ("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. 949 on the Plan of Phase IV, Mill Park Commons, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for Mill Park Homeowners Association, Inc. annexing Phase IV, (Mill Park Commons), and additional property to be developed in the Future for Mill Park Townhomes, of record in Instrument No. 20051128-0143120, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Lot, as set forth in said Supplement to Declaration of Covenants. Reference is hereby made to the plan of Phase IV, Mill Park Commons, as shown on Exhibit "B" to the Supplement to Declaration of Covenants of record in Instrument No. 20051128-0143120, for a more complete identification and description of said Lot.

Being a part of the same property conveyed to J.D. Eatherly d.b.a Eatherly Properties, a proprietorship, by Quitclaim Deed from Vastland / Eatherly / McClung Development, L.L.C., a Tennessee Limited Liability Company, dated September 5, 2008, of record in Instrument No. 20080919-0095609, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5170 Hickory Hollow Parkway #949, Antioch, TN 37013**

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 **3rd** day of **November, 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 **3rd** day of **November, 2009.**

Notary Public

My Commission Expires: 

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, a lien not yet due and payable. The 2009 Property taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorate share thereof to GRANTORS 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 matters shown on the plat of Hickory Hollow Townhomes, as recorded in Plat Book 9700, page 538, Register's Office for Davidson County, Tennessee.

4. Charter for the Mill Park Homeowners Association of record in Book 10719, page 419, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Book 10506, page 278, Register's Office for Davidson County, Tennessee.

6. Assignment of Declarant's Rights of record in Instrument No. 20051128-0143119, Register's Office for Davidson County, Tennessee.

7. Parking Restriction of record in Instrument No. 20080304-0021743, Register's Office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions recorded in Book 10719, page 425, and amended in Book 11167, page 757, Instrument No. 20051128-0143120, Instrument No. 20031117-0167241, Instrument No. 20050131-0011265 and Instrument No. 20051128-0143120, Register's Office for Davidson County, Tennessee.

9. By-Laws of record in Book 10719, page 464 and amended in Book 11167, page 759, Register's Office for Davidson County, Tennessee.