Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zachary Brian Tucker 5170 Hickory Hollow Pkwy #951 Antioch, TN 37013	New Owner	163-05-0-A-951.00CO

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 **$113,000.00**

Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2012.

Notary Public

My Commission Expires:
(Affix Seal)

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

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 bargained and sold, and does hereby bargain, sell, transfer and convey unto **Zachary Brian Tucker, an unmarried man, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 951 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 conveyance is made subject to: (1) Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **5170 Hickory Hollow Parkway #951, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

BILL GARRETT, Davidson County
Trans:T20120007745 DEEDWARR
Recvd: 02/01/12 13:26 2 pgs
Fees:13.00 Taxes:418.10
20120201-0009119

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **23rd** day of **January, 2012**.

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 a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **J. D. Eatherly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Proprietor** of **J.D. Eatherly d/b/a Eatherly Properties,** the within named bargainor, a Proprietorship, and that he as such **Proprietor**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the proprietorship by himself as **Proprietor**.

Witness my hand and Official Seal this the **23rd** day of **January, 2012**.

Notary Public

My Commission Expires:



My Commission Expires MAR. 4, 2013