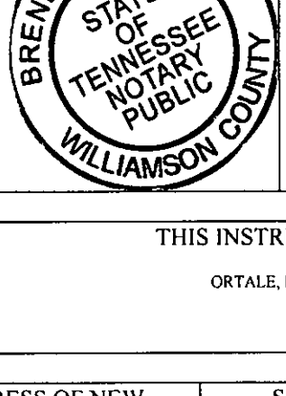
Bk 36
26715

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00.

Kelly A. Eldridge

Affiant

Subscribed and sworn to me on July 26, 2013.

Brenda R. Lehman

NOTARY PUBLIC

My Commission expires: 3/8/15

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26715SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joshua R. Eldridge Kelly A. Eldridge 6628 Christiansted Lane Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	172-10-B-091.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeremy H. Cherry and wife, Leslie E. Cherry (formerly known as Leslie R. Evans), hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Joshua R. Eldridge and Kelly A. Eldridge, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 91 on the Final Plat of Christiansted Valley, Phase 1, of record as Instrument Nos. 20000215-0015149 and 20000215-0015150, as revised by Instrument No. 20010209-0013852 in the Register's Office for Davidson County, Tennessee, to which plats reference is made for a more complete and accurate description.

Being the same property conveyed to Leslie R. Evans, an unmarried person and Jeremy H. Cherry, an unmarried person, by Deed from Gallery Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20030618-0084365, in the Register's Office for Davidson County, Tennessee. The said Leslie R. Evans is now known as Leslie E. Cherry.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Matters shown on plat of record as Instrument Nos. 20000215-0015149 and 20000215-0015150, as revised by Instrument No. 20010209-0013852 in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130064615 DEEDWARR
Recvd: 07/29/13 14:52 2 pgs
Fees:13.00 Taxes:1387.50
20130729-0078741

3. Declaration of Covenants, Conditions and Restrictions with Architectural Standards and By-Laws appended thereto of record as Instrument No. 19991221-0305559 as amended by Instrument No. 20000728-0074515, in said Register's Office.
4. Stormwater Detention Agreement of record in Book 11628, page 8, in said Register's Office.
5. Charter of Christiansted Valley Homeowners' Association of record as Instrument Nos. 19991221-0305560 and 19991221-0305561 in said Register's Office.
6. Plat revising Open Space of record as Instrument No. 2002090-40106659 in said Register's Office.
7. Conveyance of Common Areas to Homeowners' Association of record as Instrument No. 20020916-0112445 as corrected by Instrument No. 20030715-0098810 in said Register's Office.
8. 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.

This property is also known as improved property located at 6628 Christiansted Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on July 26, 2013.

Jeremy H. Cherry

Leslie E. Cherry

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 26, 2013, before me personally appeared Jeremy H. Cherry and Leslie E. Cherry to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 26, 2013.

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
November 3, 2015
STATE OF TENNESSEE

NOTARY PUBLIC