WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4731

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel Flowers Tuvache L. Flowers 1813 Belle Arbor Drive Nashville, TN 37207	Mortgage Research Center, LLC 1400 Veterans United Drive Columbia, MO 65203 Ln.#0000274436	50-2-A-5.00

BILL GARRETT, Davidson County
Trans:T20130071943 DEEDWARR
Recvd: 08/20/13 14:11 2 pgs
Fees:13.00 Taxes:554.63
20130820-0087789

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$149,900.00**

Daniel Flowers
Affiant

Subscribed and sworn to before me, this the 16th day of August, 2013.

Deborah Bissell
Notary Public

My Commission Expires: 6-1-2015
(Affix Seal)

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 **Daniel Flowers and Tuvache L. Flowers, husband and wife ("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. 5 on the Final Plat of Belle Arbor PUD, Phase One, as shown on plan of record in Instrument No. 20091221-0115842, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Also being a portion of the property conveyed to J.D. Eatherly d/b/a Eatherly Properties, a proprietorship by Special Warranty Deed from Eatherly/Ring Joint Venture, a Tennessee joint venture comprised of J.D. Eatherly and John D. Ring, dated March 21, 2012, recorded March 22, 2012, of record in Instrument No. 20120322-0024298, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to Eatherly/Ring Joint Venture, a Tennessee joint venture comprised of J.D. Eatherly and John D. Ring by Quitclaim Deed dated June 30, 2010, recorded July 9, 2010, of record in Instrument No. 20100709-0053862, said Register's Office.

This conveyance is made subject to: (1) Property taxes for the year 2013, 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: **1813 Belle Arbor Drive, Nashville, TN 37207**

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.

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 **16th** day of **August, 2013.**

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 **16th** day of **August, 2013.**

_____
Notary Public

My Commission Expires: ~~12-03-13~~ 6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015