Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eatherly Properties 1720 West End Ave, Ste 600 Nashvile, TN 37203	New Owner	050-02-0A-004.00 050-02-0A-005.00

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 **$70,000.00**

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2013.

Notary Public

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

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

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, **Eatherly/Ring Joint Venture, a Tennessee joint venture comprised of J.D. Eatherly and John D. Ring, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **J.D. Eatherly d/b/a Eatherly Properties, a proprietorship, ("Grantee")**, and Grantee's 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 Nos. 77 and 78 on the Final Plat of Belle Arbor PUD, Phase One, as shown on the 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.

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 from J.D. Eatherly and Justin Cutler, dated June 30, 2010, of record in Instrument No. 20100709-0053862, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **3795 (Lot #77) & 3799 (Lot#78) Willow Creek Rd., Nashville, TN 37207**

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.

BILL GARRETT, Davidson County
Trans:T20130073953 DEEDWARRSP
Recvd: 08/27/13 11:04 3 pgs
Fees:18.00 Taxes:259.00
20130827-0090230

IN WITNESS WHEREOF, Grantor has executed this instrument on this **23rd** day of **August, 2013.**

Eatherly/Ring Joint Venture

By: J. D. Eatherly
Its: Manager

By: John D. Ring
Its: Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **J.D. Eatherly and John D. Ring,** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Managers** of **Eatherly/Ring Joint Venture,** the within named bargainor, a Tennessee joint venture, and that such **J.D. Eatherly and John D. Ring**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the joint venture as **its Managers.**

Witness my hand and Seal at office on the **23rd** day of **August, 2013.**

Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT B

Permitted Exceptions

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. 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 Belle Arbor PUD, Phase One, as recorded in Instrument No. 20091221-0115842, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20100203-0008782, Register's Office for Davidson County, Tennessee.

5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20100903-0070291.

6. Subject to a 20 foot Sewer Easement of record in Book 6181, page 43, Register's Office for Davidson County, Tennessee along the southeasterly corner of the said property.

7. Subject to a 20 foot Sanitary Sewer Easement of record in Book 6218, page 217, Register's Office for Davidson County, Tennessee.

8. Rights of others in and to common area/elements.