Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Larry Sims Lynette Hamilton 3306 Chesapeake Circle Nashville, TN 37207	New Owner	050-02-0A-054.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
#14-1445

BILL GARRETT, Davidson County
Trans:T20140020109 DEEDWARRSP
Recvd: 03/26/14 10:13 2 pgs
Fees:13.00 Taxes:133.20
20140326-0024759

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$36,000.00**

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2014.

Notary Public

My Commission Expires: 12/2[illegible]
(Affix Seal)

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

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 **Larry Sims, an unmarried individual and Lynette Hamilton, an unmarried individual, as joint tenants with full rights of survivorship, ("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 No. 54 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 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 September 24, 2013, of record September 26, 2013 in Instrument No. 20130926-0101007, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **3794 Belle Arbor Dr.,(Vacant Lot#54), 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **25th** day of **March, 2014.**

J.D. Eatherly d/b/a Eatherly Properties

By: J.D. Eatherly
It's: Owner / 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 such person to be the Proprietor and sole owner of **J.D. Eatherly d/b/a Eatherly Properties,** the within named bargainor, a Tennessee proprietorship, and that such **J.D. Eatherly**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the joint venture as **its owners and sole proprietor.**

Witness my hand and Seal at office on the **25th** day of **March, 2014.**

Notary Public

My Commission Expires: 6-1-15

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

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2014, 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 its 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.