This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 15003010000

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
John Eldridge
667 Wedgewood Avenue St. C
Nashville, TN 37203

SEND TAX BILLS TO:
2000 Glen Echo Road
Nashville, TN 37215

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **DARYLE DOWELL, MARRIED AND LORENZO HAWKINS, III, MARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JOHN ELDRIDGE** "Grantee(s)", His heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 82, Section Three, The Country, according to plat and survey of same appearing of record in Plat Book 5200, page 44, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING further conveyed to Lorenzo Hawkins, III by Quit Claim Deed dated March 6, 2014 by Elaine Hawkins appearing of record in Instrument Number 20140320-0023194, Register's Office for Davidson County, Tennessee, and also being further conveyed to Daryle Dowell by Quit Claim Deed dated April 9, 2014 by Angela Dowell and appearing of record in Instrument Number 20140410-0029866, said Register's Office.

The being investment property only, having never been the personal residence of the grantor at any time, Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 5200, page 44, Register's Office for Davidson County, Tennessee.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% until 90 days from the date of this deed. These shall run with the land and not personal to the Grantee

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3301 Country Way Rd., Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), His heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that They are lawfully seized and possessed of said parcel of real estate, and that They have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

BILL GARRETT, Davidson County
Trans:T20140073739 DEEDWARR
Recvd: 10/01/14 10:06 2 pgs
Fees:13.00 Taxes:418.10
20141001-0090468

The undersigned further covenants and binds Themselves, Their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), His heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 29 day of September, 2014.

Daryle Dowell

Lorenzo Hawkins

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Daryle Dowell and Lorenzo Hawkins, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that Warranty executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 29 day of September, 2014.

Patricia L Hurtt
NOTARY PUBLIC

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6/18/17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $113,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29 day of September, 2014.

Patricia L Hurtt
NOTARY PUBLIC

My Commission Expires: 6/18/17

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY