THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
(615) 256-9999

File No. 27899SP

STATE OF TENNESSEE]
COUNTY OF]

The actual consideration for this transfer is $203,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2014.

Notary Public

My commission expires: 5/8/18

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Name and Address of New Owner:

Linda K. McClelland
105 Gupton Court
Nashville, TN 37218

BILL GARRETT, Davidson County
Trans:T20140077759 DEEDWARR
Recvd: 10/15/14 13:53 4 pgs
Fees:23.00 Taxes:752.95
20141015-0095299

Send Tax Bills To:

New Owner

Street Address of Subject Property:

105 Gupton Court
Nashville, TN 37218

Map and Parcel:

058-9-A-157 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **W. DAVIS LAMB, III, married, JOHN D. RING, married, and TYLER L. RING, married,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **LINDA K. McCLELLAND,** hereinafter called "**GRANTEE,**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

**individual

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Jordan Ridge at Eaton's Creek Phase 6, formerly Creekside Trails, of record as Instrument No. 20061121-0144757 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to W. Davis Lamb, III, married, John D. Ring, married, and Tyler L. Ring, married, by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes of record as Instrument No. 20070426-0049831 in the Register's Office for Davidson County, Tennessee.

This is improved real estate located at 105 Gupton Court, Nashville, Davidson County, Tennessee 37218.

The conveyance of the above described parcel of improved real estate is subject to:

1. Metropolitan Nashville/Davidson County real property taxes for 2014 have been paid and prorated between the parties. Taxes and assessments for subsequent years are assumed by Grantee.

2. All matters shown on the Plan of record as Instrument No. 20061121-0144757 in the Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in Instrument No. 20000915-0092002 in said Register's Office.

4. Supplement Amendment of record as Instrument No. 20011025-0117168; Second Supplement of record as Instrument No. 20020828-0103983; Third Supplement of record as Instrument No. 20041229-0153372; Fourth Supplement of record as Instrument No. 20061120-0143523; Fifth Supplement of record as Instrument No. 20061120-0143524 and Sixth Supplement of record as Instrument No. 20070905-0106402 in said Register's Office.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Jordan Ridge at Eaton's Creek of record as Instrument No. 20061120-0143524, as amended by Instrument No. 20070905-0106402, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Charter of Eaton's Creek Park Homeowners' Association of record as Instrument No. 20011126-0128291 in said Register's Office;

7. Easement for sanitary sewers and/or storm drainage of record in Book 8326, page 230, in said Register's Office.

8. Storm Water Detention Agreement of record as Instrument No. 20001011-0100954; Instrument No. 20031010-0150887; Instrument No. 20060126-0009689 and Instrument No. 20070112-0005338 in said Register's Office.

9. Temporary Construction Easements set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee, Docket No. 90C-3345.

10. Agreement for Rights and Obligations in Instrument No. 20041229-0153373 in said Register's Office.

11. Assignment and Assumption of Declarant Rights and Obligations, Creekside Trails (also known as Eaton's Creek Park) to Tenn. Contractors, Inc. of record as Instrument No. 20041229-0153373 in said Register's Office.

12. Subject to lien for special assessments as contained in the restrictions.

13. Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantors do covenant with the said Grantee 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, her 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.

Grantors certify that the premises conveyed is not now nor has it ever been used as the primary residence of any of the Grantors or their spouses.

WITNESS their hands as of this the 8th day of October, 2014.

W. Davis Lamb III

W. DAVIS LAMB, III

JOHN D. RING

TYLER L. RING

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **W. DAVIS LAMB, III,** the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

DATED this the 7th day of October, 2014, but effective as of the 8th day of October, 2014.

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC Rubye Rainey My Commission Expires August 9, 2015 STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN D. RING,** the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this the 8th day of October, 2014.

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC Rubye Rainey My Commission Expires August 9, 2015 STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE]
COUNTY OF]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TYLER L. RING,** the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this the 8th day of October, 2014.

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC Rubye Rainey My Commission Expires August 9, 2015 STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:
