WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $282,900.00.

Affiant

Subscribed and sworn to me on December 22, 2014.

NOTARY PUBLIC

My Commission Expires: 2/19/18

Ashley Bouslog State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brandon Arlin Eddings 517 Brentlawn Drive Nashville, TN 37220	Brandon Arlin Eddings SAME AS NEW OWNER 517 Brentlawn Dr. Nashville TN 37220	146-16-0 061.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephen Dorris and Rebecca Dorris, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Brandon Arlin Eddings, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Brentwood Hall, Section III, of record in Book 2133, page 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Dorris and Rebecca Dorris, husband and wife, by deed from Mark Fleishman and wife, Eve Fleishman, dated September 28, 2011, recorded in Instrument No. 20110928-0075284, Register's Office for Davidson County, Tennessee.

This is improved property known as 517 Brentlawn Drive Nashville, TN 37220.

The conveyance of the above-described parcel of land is 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.

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, his successors 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 do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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.

WITNESS our hands on December 22, 2014.

BILL GARRETT, Davidson County
Trans:T20140097205 DEEDWARR
Recvd: 12/30/14 11:03 2 pgs
Fees:13.00 Taxes:1045.25
20141230-0118834

Stephen Dorris

Rebecca Dorris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On December 22nd, 2014, before me personally appeared Stephen and Rebecca Dorris to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 22nd, 2014.

NOTARY PUBLIC

My Commission Expires: 11-6-17

