{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Beshoy Aboelsad	{Heritage Bank USA, Inc.	}058-09-0A-156.00CO }
{1361 College Street	{P.O. Box 367	}
{Clarksville, TN 37040	{Clarksville, TN 37041	}
{	{	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.	14894 26b	}

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, David Whittaker, a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Beshoy Aboelsad, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 148, PHASE 6, JORDAN RIDGE AT EATON'S CREEK, as shown on plat of record in Instrument No. 20061121-0144757, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Whittaker, married by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 30th day of April, 2009 in Instrument No. 20090430-0039178, in the Register's Office of Davidson County, Tennessee.

The above described real property is not the homestead of David Whittaker and never has been and is investment property owned by David Whittaker.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. Matters shown on the plat of Phase 6, Jordan Ridge at Eaton's Creek, as recorded in Instrument No. 20061121-0144757, said Register's Office.
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20000915-0092002, amended at Instrument Nos. 20011025-0117168, 20020828-0103983, 20041229-0153372, 20061120-0143523, 20061120-0143524, 20070905-0106402 and 20110216-0013313, said Register's Office.
4. Charter of Eaton's Creek Park Homeowners Association recorded at Instrument No. 20011126-0128291.
5. Easement for Utility and Drainage, recorded in Instrument No. 20080128-0008719.
6. Easement for Sanitary Sewer, recorded in Book 5300, Page 903, Book 6186, Page 235, Book 7170, Page 775 and Book 7170, Page 778.
7. Agreement for Dedication of Easement for Water Mains and Appurtenances recorded in Book 6255, Page 578.
8. Stormwater Maintenance Agreement recorded at Instrument Nos. 20001011-0100954, 20031010-0150887, 20060126-0009689 and 20070112-0005338.
9. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in in Book 8326, Page 230.
10. Miscellaneous Easements and Intrusions Agreement for Rights and Obligations recorded at Instrument No. 20041229-0153373.
11. Temporary Construction Easement set forth in Consent Judgment and Final Decree under Circuit Court Docket #90C-3345.

BILL GARRETT, Davidson County
Trans:T20150018616 DEEDWARR
Recvd: 03/16/15 08:30 2 pgs
Fees:13.00 Taxes:761.83
20150316-0021995

This is improved real property located on 109 Gupton Court, Nashville, Tennessee 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $205,900.00.

Affiant

Subscribed and sworn to before me this 12th day of March, 2015.

Notary Public

Commission Expires: 1-6-19

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of March, 2015.

David Whittaker

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared David Whittaker 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of March, 2015.

My Commission Expires: 1-6-19

Notary Public