SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150024340 DEEDWARRSP
Recvd: 04/02/15 11:32 2 pgs
Fees:13.00 Taxes:528.73
20150402-0028757

R-KW-14-20...

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas B. Culbreath and Hannah A. Culbreath	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME) **2027 Pinecrest Drive**	(NAME) **2002 Richard Jones Road Suite 300A**	**162-9-D-14.00 CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **J.D. EATHERLY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NICHOLAS B. CULBREATH AND HANNAH A. CULBREATH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 14, PINECREST TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20081230-0123641, amended at Instrument No. 20120328-0026504, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to J.D. Eatherly, an individual by Warranty Deed from Atrima Associates LLC, a Tennessee limited liability company, and successor in interest to Atrima Associates, a Tennessee general partnership, by virtue of the conversion of Atrima Associates from a general partnership to a limited liability company, recorded on the 12th day of September, 2007 in Instrument No. 20070912-0109609, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20081230-0123641 and 20120328-0026504 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement to Comcast, recorded in Instrument No. 20140902-0079896.
- Easement for Storm Drainage, recorded in Instrument No. 20080508-0047420.
- Easement for Access, recorded in Book 7497, Page 740.
- Easement Reference in Deed recorded in Book 7818, Page 741.
- All matters shown in the survey of McConnell Engineering Consultants, Inc. dated March 23, 1987 and revised March 9, 1988 and in the boundary and topographic survey of Crawford Land Surveyor, P.C. dated August 9, 2002.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2027 Pinecrest Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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 my/our hand(s) this the 31st DAY OF MARCH, 2015.

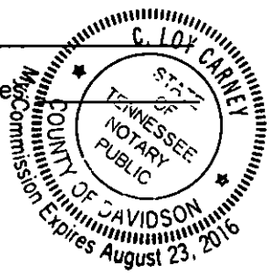
J.D. Eatherly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of March, 2015.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212