SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150042199 DEEDWARRSP
Recvd: 06/01/15 09:40 2 pgs
Fees:13.00 Taxes:517.63
20150601-0050168

O-KW-15-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: Jan. 9, 2016 (AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC 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)
Anna Stergas	**F&M Bank**	
(NAME)	(NAME)	
2025 Pinecrest Drive	**P.O. Box 451**	**162-09-0-D-013.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Clarksville, TN 37041-0451**	
(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, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANNA STERGAS, A SINGLE WOMAN,** 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 No. 13 on the Plan of Pinecrest Townhomes of record on Declaration of Covenants, Conditions and Restrictions in Instrument No. 20081230-0123641, amended in Instrument No. 20120328-0026504 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to J.D. Eatherly, an individual by Warranty deed from Atrima Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20070912-0109609 Register's Office for Davidson County, Tennessee, dated September 11, 2007 and recorded on September 12, 2007. (Value or consideration as shown in aforementioned deed $250,000.00.)

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081230-0123641 amended in Instrument No. 20120328-002654, 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
- Easement to Comcast of Nashville, I, LLC of record in Instrument Number 20140902-0079896, in the Register's Office for DavidsonCounty, Tennessee.
- Storm drainage easement of record in Instrument Number 20080508-0047420, in the Register's Office for DavidsonCounty, Tennessee.
- Access easement of record in Book 7494, Page 740, in the Register's Office for Davidson County, Tennessee.
- Deed and easement to State of Tennessee of record in Book 7818, Page 741, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2025 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 26th DAY OF MAY, 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 26th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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