This instrument prepared by:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20150047073 DEEDWARRSP
Recvd: 06/15/15 10:04 2 pgs
Fees:13.00 Taxes:522.07
20150615-0056278

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Jessica L. Fleenor	Movement Mortgage, LLC	162090D01100CO
2021 Pinecrest Drive	841 Seahawk Circle	
Nashville, TN 37211	Virginia Beach, VA 23452	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **JD Eatherly, married.** has this day bargained and sold, and do hereby transfer and convey unto the said **Jessica L. Fleener, a single woman and Ronald A. Placone, a single man, as tenants in common with rights of survivorship**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

LAND in Davidson County, Tennessee, BEING Unit No. 11, Pinecrest Townhomes, A Planned Unit Development, as shown in Exhibit A-2 of Declaration of Covenants, Conditions and Restrictions Establishing the Pinecrest Townhomes a Planned Unit Development recorded at Instrument Number 20081230-0123641 and Amended at Instrument Number 20120328-0026540, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said 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 Number 20070912-0109609, Register's Office for Davidson County, Tennessee, dated September 11, 2007, and recorded on September 12, 2007. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument Number 20081230-0123641 and amended in Instrument Number 20120328-0026504, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081230-0123641 and amended in Instrument Number 20081230-0123641, 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.
- Easement for Storm Drainage of record in Instrument Number 20080508-0047420, in the Register's Office for Davidson County, Tennessee.
- Slope Easements of record in Book 7818, Page 741, in the Register's Office for Davidson County, Tennessee.
- Easement for Access, Parking, Sign and Landscape of record in Book 7497, Page 740, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property, known as **2021 Pinecrest Drive, Nashville, TN 37211**

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever 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 10th day of June, 2015.

JD Eatherly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JD 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 10th day of June, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $141,100.00.

Affiant

Subscribed and sworn to before me this the 10th day of June, 2015.

Notary Public
My Commission Expires: 11/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY