SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150095419 DEEDWARRSP
Recvd: 11/09/15 14:08 2 pgs
Fees:13.00 Taxes:536.13
20151109-0113970

O-KW-15-2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARY FRANCES RUDY MY COMMISSION EXPIRES 3-6-2018

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)
Meggan Binder	**Volunteer Mortgage, Inc.**	
(NAME)	(NAME)	
2003 Pinecrest Drive	**One Vantage Way Ste E240**	**162-09-0-D-002.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37228**	
(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 **JD EATHERLY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MEGGAN BINDER, 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. 2 on the Plan of Pine Crest Townhomes, as shown in Exhibit A-2 of the 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 20120328-0026504, in the Register's Office for Davidson County, Tennessee, to which plan 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, of record in Instrument No. 20070912-0109609, Register's Office for Davidson County, Tennessee, dated September 11, 2007 and recorded on September 12, 2007.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:

- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions Establishing The Pinecrest Townhomes a Planned Unit Development with Charter and By-Laws of Pinecrest Townhomes Homeowners Association, Inc. appended thereto, of record in Instrument Number 20081230-0123641, as amended in Instrument Number 20120328-0026504, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions Establishing The Pinecrest Townhomes a Planned Unit Development, of record in Instrument Number 20081230-0123641, as amended in Instrument Number 20120328-0026504, Register's Office for Davidson County, Tennessee of record as Instrument Number , Register's Office of Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140902-0079896, in the Register's Office for Davidson County, 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.
- Articles of Conversion of Atrima Associates, LLC of record in Book 10405, Page 531, 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: **2003 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 5th DAY OF NOVEMBER, 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 5th of November, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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