WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150096620 DEEDWARR
Recvd: 11/13/15 09:12 3 pgs
Fees:18.00 Taxes:281.20
20151113-0115326

J-AVE-15-3782

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
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)
TYRE Contractors, LLC	**New Owner**	
(NAME)	(NAME)	
102 Woodmont Blvd., Ste. 244		**050020A-05900CO & 050020A-06000CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205,		
(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 **EATHERLY /RING JOINT VENTURE, A TENNESSEE JOINT VENTURE COMPRISED OF J. D. EATHERLY AND JOHN D. RING,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TYRE CONTRACTORS, LLC,** 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 Lots Nos. 59 & 60 on the Plan of Final Plat for Belle Arbor PUD, Phase 1 of record in Plat at Instrument No. 20091221-0115842, 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 part of the same property conveyed to Eatherly /Ring Joint Venture, a Tennessee joint venture comprised of J. D. Eatherly and John D. Ring by Quitclaim deed from J. D. Eatherly and Justin Cutler of record in Instrument No. 20100709-0053862 Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 7, 2010.

**The said John D. Ring having since died, leaving Tyler Ring as Executor to his Estate.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20091221-0115842, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants of record in Instrument Number 20100203-0008782, 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
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080513-0049052 and 20100903-0070291, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Subject to rights of others in and to the common areas and/or elements.
- Subject to a 20 foot Sewer Easement of record in Book 6181, Page 43, and Book 6218, Page 217, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3782 and 3778 Willow Creek Rd , Nashville, Tennessee 37207**.

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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Eatherly /Ring Joint Venture, a Tennessee joint venture comprised of J. D. Eatherly and John D. Ring

BY: _____
J. D. Eatherly

BY: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared J. D. Eatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the joint venturer of Eatherly /Ring Joint Venture, a Tennessee joint venture comprised of J. D. Eatherly and John D. Ring, the within named bargainor, a joint venture, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of thejoint venture as joint venturer.

Witness my hand and official seal, at office, this 5th day of November, 2015.

_____
Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

Witness my/our hand(s) this the 5th DAY OF NOVEMBER, 2015.

Eatherly /Ring Joint Venture, a Tennessee joint venture comprised of J. D. Eatherly and John D. Ring

BY: _____
J. D. Eatherly

BY: _____
Tyler Ring, Executor of the Estate of John D. Ring

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared J. D. Eatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the joint venturer of Eatherly /Ring Joint Venture, a Tennessee joint venture comprised of J. D. Eatherly and John D. Ring, the within named bargainor, a joint venture, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of thejoint venture as joint venturer.

Witness my hand and official seal, at office, this 4th day of November, 2015.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned Notary Public, personally appeared Tyler Ring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Executor of The Estate of John D. Ring, the said John D. Ring a joint venturer of Eatherly /Ring Joint Venture, a Tennessee joint venture comprised of J. D. Eatherly and John D. Ring, the within named bargainor, a joint venture, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the joint venture as Executor.

Witness my hand and official seal, at office, this 4th day of November, 2015.

Marcy L Eibel
Notary Public

My Commission Expires: 9/3/18

MARCY L. EIBEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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