WARRANTY DEED

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 5 DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3618
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

O-KW-15-3798

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)
J.D. Eatherly	New Owner	
(NAME)	(NAME)	**050020A05600CO & 050020A06600CO**
1720 West End Avenue, Suite 600		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 **J.D. EATHERLY,** 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 Lot 56 and 66, FINAL PLAT, BELLE ARBOR PUD, PHASE ONE, as shown on plat of record in Instrument No. 20091221-0115842, 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 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, recorded on the 9th day of July, 2010 in Instrument No. 20100709-0053862, in the Register's Office of Davidson County, Tennessee.

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

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, BELLE ARBOR PUD, PHASE ONE, as recorded in Instrument No. 20091221-0115842, 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).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20100203-0008782 , 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 for 20-foot sewer, recorded in Book 6181, Page 43.
- Easement for 20-foot sanitary sewer, recorded in Book 6218, Page 217.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080513-0049052.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **3794 Willow Creek Drive, Lot 56, Nashville, Tennessee 37207 and 3754 Willow Creek Drive, Lot 66, 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.

BILL GARRETT, Davidson County
Trans:T20160010984 DEEDWARR
Recvd: 02/09/16 12:31 2 pgs
Fees:13.00 Taxes:281.20

20160209-0012462

Witness my/our hand(s) this the 5 DAY OF FEBRUARY, 2016.

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 3 day of February, 2016.

_____
Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 5 day of February, 2016

_____
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