SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160021246 DEEDWARRSP
Recvd: 03/15/16 14:02 2 pgs
Fees: 13.00 Taxes: 565.73
20160315-0024615

O-KW-16-2040-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00.

Bobbie Jo Beach
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-3-20 (AFFIX SEAL)

RYAN LUX
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)
Bobbie Beach	**Churchill Mortgage Corporation**	
(NAME) **2040 Pinecrest Drive**	(NAME) **761 Old Hickory Blvd., Suite 400**	**162-09-0D-023.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. D. EATHERLY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BOBBIE BEACH, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 23, 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 20120328-0026504, 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 No. 20070912-0109609 Register's Office for Davidson County, Tennessee, dated September 11, 2007 and recorded on September 12, 2007.

This conveyance is subject to:
- Taxes for the year 2016 a lien, 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, as amended in Instrument Number 20120328-0026504, Register's Office for 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.
- 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: **2040 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 10th DAY OF MARCH, 2016.

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 10th of March, 2016.

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



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