SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

O-VR-15-1817-T

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)
Tessa A. Rhodes	new owner	
(NAME)	(NAME)	**050-02-0A-006.00 CO**
1817 Belle Arbor Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **CRC HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TESSA A. RHODES, 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 Lot 6, PHASE 1, BELLE ARBOR, 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 the same property conveyed to CRC Home Builders, LLC by Quitclaim deed from J.D. Eatherly d/b/a Eatherly Properties, recorded in instrument number 20160505-0044808 on May _____ 2016 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable;
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq;
- Application for Greenbelt Assessment - Agricultural recorded at Instrument Nos. 20120213-0012668, 20140722-0065104 and 20140722-0065105 (if applicable);
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, BELLE ARBOR, as recorded in Instrument No. 20091221-0115842, Register's Office for Davidson County, Tennesssee;
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20100203-0008782 , Register's Office for Davidson County, Tennessee;
- Easement for Sanitary Sewer, recorded in Book 6218, Page 217;
- Easement for Sewer, recorded in Book 6181, Page 43;
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20100903-0070291;
- All matters, including gas pipeline easement across the property, as shown on survey by Kevin A. Edmonson, RLS #1515 dated January 19, 2004;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1817 Belle Arbor Drive, 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. 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.

BILL GARRETT, Davidson County
Trans: T20160037645 DEEDWARRSP
Recvd: 05/05/16 15:52 2 pgs
Fees: 13.00 Taxes: 650.83

20160505-0044808

Witness my/our hand(s) this the 29th DAY OF APRIL, 2016.

CRC Home Builders, LLC

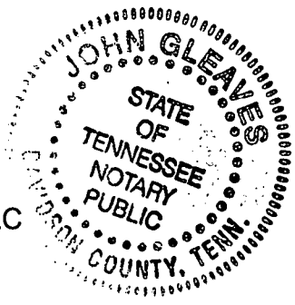
BY: _____
Mitch Pollard
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCH POLLARD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of CRC HOME BUILDERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of April, 2016.

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



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