SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160074613 DEEDWARRSP
Recvd: 08/26/16 09:52 2 pgs
Fees:13.00 Taxes:684.50
20160826-0089432

O-KW-16-3794-

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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)
Stuart Floyd	new owner	
(NAME)	(NAME)	**50-2-A-56.00 CO**
3794 Willow Creek Road		
(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, **CHARLES RAINES CONSTRUCTION, 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 **STUART FLOYD, AN UNMARRIED MAN,** 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 56, BELLE ARBOR PUD, PHASE 1, 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 Charles Raines Construction, LLC by Quitclaim deed from J.D. Eatherly, married, as recorded in Instrument Number 20160801-0079282 on August 2, 2016, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed by Warranty Deed from Eatherly/Ring Joint Venture, a Tennessee Joint Venture Comprised of J. D. Eatherly and John D. Ring to J.D. Eatherly, as recorded on the 9th day of February, 2016 in Instrument No. 20160209-0012462; part of Quitclaim Deed from J. D. Eatherly and Justin Cutler to Eatherly/Ring Joint Venture, a Tennessee joint venture comprised of J. D. Eatherly and John D. Ring, as recorded on the 9th day of July, 2010 in Instrument No. 20100709-0053862 and part of General Warranty Deed from Victory Church of Nashville, Incorporated, a Tennessee corporation to J. D. Eatherly and Justin Cutler, as tenants in common, as recorded on the 27th day of May, 2008 in Instrument No. 20080527-0053965, 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.
- 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.
- 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.
- Declaration of Restrictions and Covenants for Storm Water Facilities and Systems recorded at Instrument No. 20160127-0007948.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances recorded at Instrument Nos. 20160128-0008211 and 20160128-0008261.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3794 Willow Creek Road, 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.

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

Charles Raines Construction, LLC

BY: _____, Authorized Agent
John Gleaves
Authorized Agent

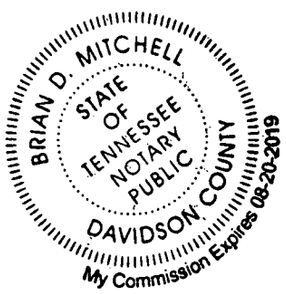
John Gleaves, Authorized Agent for

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES RAINES CONSTRUCTION, LLC, 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/they executed the within instrument for the purposes therein contained. on behalf of Charles Raines Construction, LLC.

Witness my hand and official seal, this the 5th of August, 2016.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)



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