SPECIAL WARRANTY DEED

O-KW-16-3791-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Lolita White	**Caliber Home Loans, Inc.**	
(NAME)	(NAME)	
3791 Willow Creek Road	**3701 Regent Boulevard, Suite 180**	**50-2-A-76.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Irving, TX 75063**	
(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 **LOLITA WHITE, 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 76, 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 JD Eatherly d/b/a Eatherly Properties, a proprietorship, recorded on August 30, 2016 in Instrument Number 2016083-00090782 in the Register's Office of Davidson County, Tennessee.

Further being part of the same property conveyed to J.D. Eatherly d/b/a Eatherly Properties, a proprietorship by Special Warranty Deed from Eatherly/Ring Joint Venture, a Tennessee joint venture comprised of J.D. Eatherly and John D. Ring, recorded on the 26th day of September, 2013 in Instrument No. 20130926-0101007, 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;
- 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;
- 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 **improved** property known as: **3791 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.

BILL GARRETT, Davidson County
Trans:T20160078289 DEEDWARRSP
Recvd: 09/07/16 11:13 2 pgs
Fees:13.00 Taxes:624.93
20160907-0093943

Witness my/our hand(s) this the 1st DAY OF SEPTEMBER, 2016.

Charles Raines Construction, LLC

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 Authorized Agent of Charles Raines Construction, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for
the purpose therein contained.

Witness my hand and official seal, this the 1st day of September, 2016.

Brian D. Mitchell
Notary Public

My Commission Expires:



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