BILL GARRETT, Davidson County
Trans:T20170011203 DEEDWARR
Recvd: 02/07/17 09:24 2 pgs
Fees:13.00 Taxes:370.00
20170207-0012794

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Eastland Construction, Inc.
1550 North Mt. Juliet Road, Suite 200
Mt. Juliet, TN 37122

MORTGAGEE
Legends Bank
2213 Crestmoor Road
Nashville, TN 37215

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 063 16 0C
PARCELS 001.00CO, 002.00CO,
003.00CO, 004.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Russell E. Parrish, Trustee, with full power to sell, transfer, convey, lease, mortgage, or encumber without the joinder of any beneficiary,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eastland Construction, Inc.,** hereinafter called the Grantees, their heirs and assigns, a 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. 1, Unit No. 2, Unit No. 3, and Unit No. 4, on the plan of a Horizontal Property Regime, Section One, Hermitage Springs Townhomes, of record in Instrument No. 20010801-0081514, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Russell E. Parrish, Trustee with full power to sell, transfer, convey, lease, mortgage, or encumber without the joinder of any beneficiary by deed from Donald Breeding, a married man, dated June 3, 2016, filed of record in Instrument No. 20160607-0057129, as corrected by Scrivener's Affidavit dated August 11, 2016, filed of record in Instrument No. 20160811-0083834, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions for Hermitage Springs Townhomes of record in Instrument No. 20001206-0120233, as amended in Instrument No. 20020130-0013464; Instrument No. 20031006-0147712, Instrument No. 20040226-0022056; Instrument No. 20060815-0100265; Instrument No. 20141208-0111982; and Instrument No. 20160921-0099328; By Laws of record in Instrument No. 20010712-0074536, as amended in Instrument No. 20030808-0113486; Attorney's Certification of record in Instrument No. 20010717-0075891; Charter of Hermitage Springs Townhomes Association, Inc. of record in Instrument No. 20010716-0075385; Public Utility Easements conveyed to Cumberland Utility District of record in Book 8007, Pages 232, 237, and 240; Quitclaim Deed for common area of record in Instrument No. 20150512-0043619; Subject to the Flow of Creek and Special Flood Hazard Area as noted on the Plat; Subject to Boundary Plat of Hermitage Springs of record in Instrument No. 20010703-0070299; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20010801-0081514, Register's Office for Davidson County, Tennessee.

This is the part of the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is unimproved property known as **5001, 5003, 5005 & 5007 Southfork Blvd. Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, 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.

Witness our hands this 3rd day of February, 2017.

, Trustee

Russell E. Parrish, Trustee

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Russell E. Parrish, Trustee, with full power to sell, transfer, convey, lease, mortgage, or encumber without the joinder of any beneficiary, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of February, 2017.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of February, 2017.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.7.20