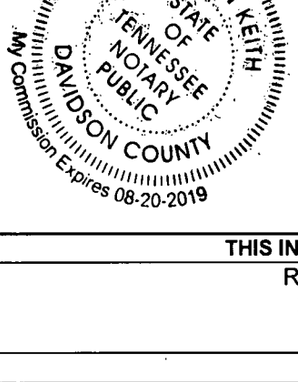
WARRANTY DEED



Y-RA-17-01406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Stephanie Doné
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

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)
Kristy Doherty	**New Owner**	
(NAME)	(NAME)	
1406 Harwood Drive		**TRACT I: 083-04-0-005.00** **TRACT II:** **083-04-0-005.01**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **BOBBY D. ELDRIDGE AND WIFE, DOTSIE ELDRIDGE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTY DOHERTY, MARRIED,** 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:

Tract I: 083-04-0-005.00

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Part Four, Porter Heights of record in Plat Book 1424, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 65 feet on the west side of Harwood Drive, and runs back between parallel lines 200 feet to a dead line.

Tract II: 083-04-0-005.01

Land in Davidson County, Tennessee, being the southerly 65 feet of the northerly 247.85 feet of the easterly 125 feet of Lot No. 64 on the Plan of Brownsville of record in Plat Book 21, Page 9, in the Register's Office for Davidson County, Tennessee, described according to a survey made by Cantrell and Connell, Engineers, May 22, 1951, as follows:

Beginning at the northwest corner of Lot No. 6 on the Plan of Part Four, Porter Heights, as of record in Plat Book 1424, Page 103, in said Register's Office; thence with the westerly line of said Lot No. 6, southwardly 65 feet to the corner of Lot Nos. 6 and 7; thence westwardly and parallel with the line between Lot Nos. 6 and 7, 125 feet; thence North 1 degree 48 minutes East 65 feet to a point opposite the corners of Lot Nos. 5 and 6; thence eastwardly 125 feet to the beginning.

Reg. Tract I:Being the same property conveyed to Bobby D. Eldridge and wife, Dotsie L. Eldridge by Quitclaim Deed from Bobby D. Eldridge of record in Instrument No. 20080204-0011141 Register's Office for Davidson County, Tennessee, dated January 28, 2008 and recorded on February 4, 2008. (Value of consideration shown in aforementioned deed $0.00.)

Reg. Tract II:Being the same property conveyed to 500.00Bobby D. Eldridge by Warranty Deed from Beverly Ann Estes, a single woman of record in Instrument No. 20060918-0114951 Register's Office for Davidson County, Tennessee, dated September 15, 2006 and recorded on September 18, 2006.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 103, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 9, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170028202 DEEDWARR
Recvd: 04/04/17 10:00 2 pgs
Fees:13.00 Taxes:740.00
20170404-0032679

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1406 Harwood Drive, Nashville, Tennessee 37206**.

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; 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 GRANTEE(S), 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 my/our hand(s) this the 30th DAY OF MARCH, 2017.

Bobby D. Eldridge

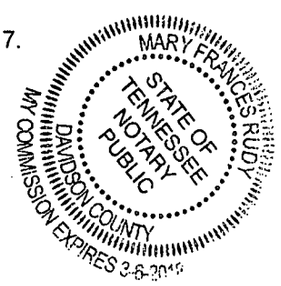
Dotsie Eldridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY D. ELDRIDGE, 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 30th of March, 2017.

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

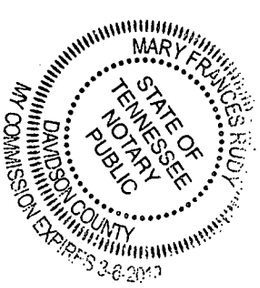


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOTSIE ELDRIDGE, 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 30th of March, 2017.

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



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