WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. m176425

# WARRANTY DEED

HUTCHENDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Comm. Expires February 25, 2020

O-KW-17-002017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,900.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2017.

_____
Notary Public

MY COMMISSION EXPIRES: 2-25-20
(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) |
|---|---|---|
| **Miso Hrgota** | Highlands Residential Mortgage, Ltd. | |
| (NAME) | (NAME) | **162-09-0D-009.00** |
| **2017 Pinecrest Dr** | 12001 N. Central Expy, ste 750 | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | Dallas TX 75243 | |
| (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, **J. D. EATHERLY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MISO HRGOTA, SINGLE 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 Unit No. 9 on the Plan of Pinecrest Townhomes, a Planned Unit Development, a Horizontal Property Regime of record in Exhibit "A-2" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20081230-0123641, as amended in 20120328-0026504, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to J. D. Eatherly, an individual, by Warranty Deed from Atrima Associates, LLC, a Tennessee limited liability company, of record in Instrument Number 20070912-0109609, Register's Office for Davidson County, Tennessee, dated September 11, 2007, and recorded on September 12, 2007.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20081230-0123641, as amended in Instrument No. 20120328-0026504;
- Easement for Access, Parking, Sign and Landscape of record in Book 7497, Page 740;
- Slope Easements of record in Book 7818, Page 741;
- Easement for Storm Drainage of record in Instrument No. 20080508-0047420;
- Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140902-0079896, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2017 Pinecrest Dr, Nashville, Tennessee 37211**.

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.

BILL GARRETT, Davidson County
Trans: T20170050714 DEEDWARR
Recvd: 06/14/17 10:07 2 pgs
Fees: 13.00 Taxes: 676.73
20170614-0059576

Witness my/our hand(s) this the 9th DAY OF JUNE, 2017.

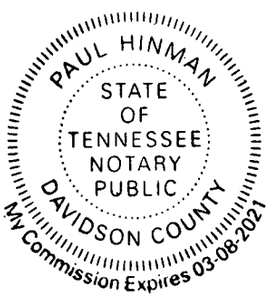
J. D. Eatherly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. D. EATHERLY, 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 9th of June, 2017.

Notary Public
My Commission Expires: 3-8-2021
(SEAL)




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