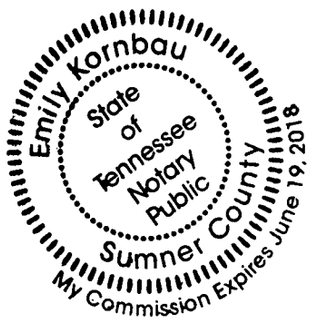
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2017

Notary Public:

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bruce T. Williams	new owner	Parcel ID:
130 Harpeth Valley Road		12712001700
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

William D. Eddings and spouse, Rolinda K. Eddings

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Bruce T. Williams and wife, Rachel Williams

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 Lot No. 62 on the Plan of Bellevue Manor of record in Plat Book 3300, Pages 32 and 33, said Register's Office.

SAID Lot No. 62 fronts 151.24 feet on the southeasterly margin of Harpeth Valley Road and extends back 337.74 feet on the southwesterly line and 181.59 feet on the northeasterly line to a dead line in the rear, measuring 217.38 feet thereon.

Being the same property conveyed to William D. Eddings and spouse, Rolinda K. Eddings by deed from Tom H. Yarbrough and spouse, Peggy S. Yarbrough, of record in Book 11452, Page 47, said Register's Office, dated April 23, 1999.

This conveyance is subject to Restrictive Covenants of record in Book 3672, Page 507, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Pages 32 and 33, said Register's Office.

Power of Attorney of record in Instrument 20170711-0069634, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 130 Harpeth Valley Road, Nashville, TN 37221

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.

BILL GARRETT, Davidson County
Trans:T20170059197 DEEDWARR
Recvd: 07/11/17 11:16 2 pgs
Fees:13.00 Taxes:1147.00
20170711-0069635

Witness our hands this 5th day of July, 2017.

William D. Eddings by Rolinda W. Eddings attorney in fact

William D. Eddings by Rolinda W. Eddings,
Attorney in Fact

Rolinda K. Eddings

Rolinda K. Eddings

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rolinda K. Eddings, 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.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of July, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Rolinda W. Eddings, 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 on behalf of William D. Eddings as his/her/their Attorney in Fact as the free act and deed of the within named William D. Eddings.

Witness my hand and official seal at Nashville, Tennessee the 5th day of July, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.