SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 54121 **DEEDWARRSP**
02/02/2018 09:56:30 AM 2 pgs
Fees: $13.00 Taxes: $1,279.83

20180202-0010754

O-KW-17-408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,900.00.

Elaine C Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY ANITA L. LEACH

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)
Michael R. Sawyers	**Lending Hand Mortgage**	
(NAME)	(NAME)	**033060A04700**
408 Solitude Circle	**116 E Cedar Street**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Goodlettsville, TN 37072**	
(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 FOR EATHERLY PROPERTIES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL R. SAWYERS AND CHRISTY LYNN SAWYERS, HUSBAND AND WIFE** 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 No. 82 on the Plan of Final Plat, Echo Hill Estates, Section Four of record in Plat at Instrument No. 20050127-0010265, 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 for Eatherly Properties by Warranty Deed from Echo Hill Joint venture, a Tennessee General Partnership of record in Instrument No. 20030220-0022453 Register's Office for Davidson County, Tennessee, dated January 28, 2003 and recorded on February 20, 2003.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20050127-0010265, Register's Office of Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7489, Page 988, as amended in Book 7699, Page 949, Book 8612, Page 821, Book 8265, Page 436, Book 9083, Page 26 and Book 9973, Page 605, Register's Office for Davidson County, Tennessee;
- Charter of record in Book 7495, Page 177 and amended in Book 7703, Page 642, in the Register's Office for Davidson County, Tennessee;
- By-Laws of record in Book 7495, Page 184 and Book 7699, Page 966, in the Register's Office for Davidson County, Tennessee;
- Terms & Conditions set forth in Agreement & QCD of record in Book 7570, Page 706 and Book 7919, Page 877, in the Register's Office for Davidson County, Tennessee;
- Easement for Sanitary Disposal Field of record in Book 5896, Page 664, in the Register's Office for Davidson County, Tennessee;
- Easement for sub-surface sewage disposal of record in Book 6018, Page 584, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement for Storm Drainage of record in Book 9933, Page 90, in the Register's Office for Davidson County, Tennessee;
- QuitClaim Deed for common areas to Echo Hills of record in Book 7704, Page 773 and Book 7704, page 776, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **408 Solitude Circle, Goodlettsville, Tennessee 37072**.

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.

Witness my/our hand(s) this the 31st DAY OF JANUARY, 2018.

J.D. Eatherly for Eatherly Properties

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 FOR EATHERLY PROPERTIES, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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