PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (of Counsel)*

W & I Ref:(DM) Title No: 49590
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tyron Eason Joycelyn Eason 320 Old Hickory Blvd. #2301 Nashville, Tennessee 49590	USAA FEDERAL SAVINGS BANK 10750 McDERMOTT FREEWAY SAN ANTONIO, TX 78288

TAX MAP-PARCEL NUMBERS: 128120A11200CO

Davidson County DEEDWARR
Recvd: 10/07/08 09:02 3 pg
Fees:18.00 Taxes:1032.30
20081007-0101585

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$279,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alexander N. Fisher, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tyron Eason and spouse, Joycelyn Eason** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 112 , Building 23 of Eagle Ridge at the Ridge at the Reserve, Section 6, Phase 1B Horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003693, Register's Office for said County, to which source reference is hereby made for complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Alexander N. Fisher, unmarried by warranty deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company, dated March 31, 2004 and recorded on April 2, 2004 of record in Doc. No. 20040402-0037624, Register's Office for Davidson County, Tennessee.

Heather Hagerman, spouse of Alexander N. Fisher, joins in this conveyance solely to convey any marital interest she may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in as setout in Exhibit "A" of the Master Deed and By Laws of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-000369 said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Instrument No. 20011011-0110875, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 320 Old Hickory Boulevard # 2301, Nashville,, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of October, 2008.

Alexander N. Fisher

Heather Hagerman

State of CALIFORNIA

County of NAPA

On this 1st day of OCTOBER, 2008 , before me the undersigned authority, personally appeared Alexander N. Fisher and Heather Hagerman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Please see attached 2008 CA Form! -LG.

My Commission Expires: _____ Notary

LEE RICHARD GIBSON
COMM #1763333
NOTARY PUBLIC - CALIFORNIA
NAPA COUNTY
My Comm. Expires Aug. 24, 2011

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $279,000.00

Affiant

Sworn and subscribed before me this the 1st day of OCTOBER, 2008

Notary Public

My Commission Expires: ~~My Commission~~ Expires November 22, 2010

DANIELLE GRIGSBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Napa

On Sept. 30th, 2008 (Date) before me, Lee Richard Gibson, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Heather Elise Hagerman & Alexander Newman Fisher (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

LEE RICHARD GIBSON
COMM. #1763333
NOTARY PUBLIC - CALIFORNIA
NAPA COUNTY
My Comm. Expires Aug. 24, 2011

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: Sept. 30, 2008 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
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