THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10101366**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $228,000.00. Affiant Subscribed and sworn to before me, ~~this~~2nd day of November, 2010. Notary Public My Commission Expires: 1/7/2013

Davidson County DEEDWARR
Recvd: 11/03/10 14:02 3 pgs
Fees:18.00 Taxes:843.60
20101103-0088209

SHONDA BREWER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Theresa L. Kinney and Judith M. Kinney 320 Old Hickory Blvd 1200 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128120A07200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John H. Proctor, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Theresa L. Kinney, unmarried and Judith M. Kinney, unmarried as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 72, Building No. 12 on the Plan of Section 10, Phase 1A, Eagle Ridge at the Reserve Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a master deed and by-laws, of record in Instrument No. 20011011-0110875, as supplemented and amended by supplement and Amendment No. 6 to the Master Deed, of record in Instrument No. 20020313-0031654, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said master deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to John H. Proctor, a married man by Warranty Deed from Robbie G. Turner, unmarried, recorded on the 1st day of April, 2005 in Instrument No. 20050401-0035578, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing EAGLE RIDGE AT THE RESERVE Condominium of record in Instrument No. 20011011-0110875 , as supplemented and amended by instrument(s) of record in Instrument No. 20020313-0031654; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of Eagle Ridge at the Reserve Homeowner's Association, Inc. recorded at Instrument No. 20010112-0003886, amended at Instrument No. 20010112-0003839.

Easement for Drainage, recorded in Book 7861, Page 559 and Book 8083, Page 534.

This is improved property located at 320 Old Hickory Blvd 1200 Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of November, 2010.

John H. Proctor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John H. Proctor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2010.

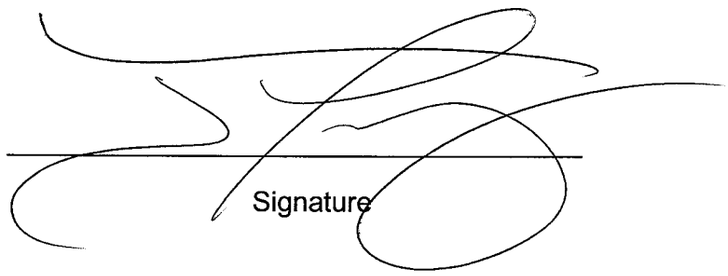
Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Tamilyn S. Derryberry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



Signature

State of Tennessee

County of Williamson

Personally appeared before me, Shonda Brewer, a notary public for this county and state, Tamilyn S. Derryberry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ShondaBrewer

Notary's Signature

My Commission Expires: 01/01/2013.

Notary's Seal (If on paper)

