Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sue Hamilton Robert J. Bolen 320 Old Hickory Blvd #1802 Nashville, TN 37221	Fidelity Bank d/b/a Fidelity Bank Mtg. 3 Corporate Square, Suite 700 Atlanta, GA 30329	128120A14300CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2012.

Notary Public

My Commission Expires: ~~12-03-13~~ 12-10-14
(Affix Seal)

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return To:
Perrone & Young, Attorneys At Law
109 Westpark Drive, Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120083178 DEEDWARR
Recvd: 11/01/12 09:16 2 pgs
Fees:13.00 Taxes:666.00
20121101-0100284

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Patrick McDill, married ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Sue Hamilton, unmarried and Robert J. Bolen, married ("Grantee")**, and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee being Unit No. 143, Building No. 18 on the plan of Eagle Ridge at the Reserve, Section 3, Phase 1B, of record in Exhibit "A" Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended in 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. 17, to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-0003690, 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 more complete identification and description of such unit.

Being the same property conveyed to Patrick McDill by Warranty Deed from Kelly Allyson Wright, a single woman, recorded on the 30th day of March, 2005 in Instrument No. 20050330-0034383, in the Register's Office of Davidson County, Tennessee.

Lauren Vanhook joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **320 Old Hickory Blvd., #1802, Nashville, TN 37221**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **October, 2012.**

GRANTOR(S)

Patrick McDill

Lauren Vanhook

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Patrick McDill and Lauren Vanhook** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **October, 2012.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY