WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christine Piloske	Movement Mortgage, LLC	128-12-0-A-059.00 CO
(NAME)	(NAME)	
320 Old Hickory Boulevard	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jenny Hardison and husband, Paul Hardison, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christine Piloske, an unmarried woman, 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:

BEING Unit No. 59, Building No. 11, on the Plan of Section 11, Phase 1A, EAGLE RIDGE AT THE RESERVE 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 as Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 11 to the Master Deed of Eagle Ridge at the Reserve, of record as Instrument No. 20020524-0063777 in the 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 in said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Jenny Hardison and husband, Paul Hardison, by deed of record in Instrument Number 20060428-0049014Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 7900, page 896, 897, and 898, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20010116-0004521, Register's Office for Davidson County, Tennessee. Easements of record in Book 7861, Page 559, Book 8083, Page 534, Instrument No. 20010116-0004521, Register's Office for Davidson County, Tennessee. Charter Eagle Ridge at the Reserve HOA of record in Instrument No. 20010112-0003836 and Instrument No. 20010112-0003839, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 320 Old Hickory Boulevard, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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:T20130039522 DEEDWARR
Recvd: 05/13/13 09:18 2 pgs
Fees:13.00 Taxes:691.53
20130513-0047784

Witness our hands this 6th day of May, 2013.

Jenny Hardison

Paul Hardison

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jenny Hardison and Paul Hardison, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 6th day of May, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017