WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 4/19/17

(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20130050606 DEEDWARR
Recvd: 06/17/13 10:15 2 pgs
Fees:13.00 Taxes:629.00

20130617-0061423

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henderson Worldwide Investments, LLC	NEW OWNER	128120A05300CO
(NAME) 9412 Forest Station Cv.	(NAME)	
(ADDRESS) Collierville, TN 38017	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130988

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, DAVID ANDREW BRYAN, CONSERVATOR FOR THE ESTATE OF KAY O. MCCONNELL A/K/A KAY OSWALD MCCONNELL,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **HENDERSON WORLDWIDE INVESTMENTS, LLC,** hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 53, Building No. 10, on the Plan of Section 8, 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 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 5 to the Master Deed of record in Instrument No. 20020313-0031653, 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 all of the same property conveyed to Kay O. McConnell by Warranty Deed from Eagle Ridge at the Reserve, LLC, dated September 11, 2002 and filed of record in Instrument 20020913-0111885, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to the provisions and requirements of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Eagle Ridge at the Reserve Condominiums, and By-Laws of record in Instrument 20011011-0110875, as supplemented and amended in Instrument No. 20020313-0031653, and to restrictions and By Laws of record in Instrument 20010116-0004521, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 320 Old Hickory Blvd. 1006, 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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of June, 2013.

David Andrew Bryan
Conservator for the Estate of Kay O. McConnell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared David Andrew Bryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Conservator of the Estate of Kay O. McConnell, the within named bargainor and that as such Conservator, executed the foregoing instrument for the purpose therein contained, by personally signing as Conservator for the Estate of Kay O. McConnell.

Witness my hand and official seal this 12th day of June, 2013 at Nashville, Tennessee.

Commission expires: 4/9/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public