WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130089553 DEEDWARR
Recvd: 10/17/13 13:28 2 pgs
Fees:13.00 Taxes:925.00
20131017-0108629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Barham	**Gardner Financial Services LTD**	
(NAME) **320 Old Hickory Boulevard Unit 2610**	(NAME) **3503 Paesanos Pkwy**	**Map 128-12-A**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **San Antonio, TX 78231**	**Parcel 123.CO**
(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, **SHELLY STEMPLE, a single person** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES A. BARHAM AND WIFE, LEE ANN BARHAM,** 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:

Land in Davidson County, Tennessee, being Unit No. 123, Building No. 26 on the Plan of Eagle Ridge at the Reserve, Section 8, 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. 22, to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-0003695, 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 said unit.

Being the same property conveyed to Shelly Stemple, a single woman, by Warranty Deed from Ryan Zachary Benefield, unmarried and Bill H. Benefield and wife, Carla D. Benefield, filed for record July 11, 2006 in Instrument No. 20060711-0083177, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been paid, prorated, and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20100927-0076552, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20010116-0004521, said Register's Office; (d) Charter of record in Instrument No. 20010112-0003836 and Instrument No. 20010112-0003839, said Register's Office; and (e) Master Deeds, of record in Instrument No. 20010112-0003836 and Instrument No. 20010112-0003839, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **320 Old Hickory Boulevard Unit 2610, 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.

Witness my hand this 15th day of October, 2013.

Shelly Stemple

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Shelly Stemple,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of October, 2013.

Commission expires:

Notary Public