THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13080118

BILL GARRETT, Davidson County
Trans:T20130091216 DEEDWARR
Recvd: 10/24/13 08:43 2 pgs
Fees:13.00 Taxes:632.70
20131024-0110663

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $171,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2013.

Notary Public
My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eddie Rinehart Melissa Rinehart 320 Old Hickory Blvd #2105 Nashville TN 37221	New Owner	Tax Parcel ID No. 128-12-0-A 098.00 CO

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, **Naett I. Asgill** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eddie Rinehart and Melissa Rinehart, Husband and Wife**, ("Grantees"), its 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. 98, Building No. 21, on the Plan of Section 4, Phase 1B, 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. 18 to the Master Deed, of record in Instrument No. 20030108-0003691, 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 Naett I. Asgill, unmarried by Warranty Deed from GMAC Global Relocation Services, LLC, a Limited Liability Company, recorded on the 6th day of July, 2007 in Instrument No. 20070706-0080502, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 7900, Page(s) 896-898 and Instrument No. 20020319-0033865.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20010116-0004521.

Charter of Homeowners Association, recorded at Instrument Nos. 20010112-0003836 and 20010112-0003839.

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 amended by instrument(s) of record in Instrument No. 20030108-0003691; 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.

Easement for Drainage, recorded in Book 7861, Page 559.

Easement for Drainage Facility, recorded in Book 8083, Page 531.

Easement for Storm Detention Agreement, recorded in Instrument No. 20001103-0109348.

This is improved property located at 320 Old Hickory Blvd #2105 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 23rd day of October, 2013.

Naett I. Asgill

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Spotsylvania

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

Witness my hand, at office, this 23rd day of October, 2013.

Brenda K Bost
Notary Public

My Commission Expires: 2/28/2017

BRENDA K BOST
Notary Public
Commonwealth of Virginia
7261639
My Commission Expires Feb 28, 2017