WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of October, 2013 Notary Public MY COMMISSION EXPIRES: GENERAL NOTARY - State of Nebraska CAROL HANSEN My Comm. Exp. August 22, 2017

BILL GARRETT, Davidson County
Trans:T20130091457 DEEDWARR
Recvd: 10/24/13 14:44 2 pgs
Fees:13.00 Taxes:695.60
20131024-0111010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy D. Tucker, Trustee and Rebecca L. Tucker, Trustee	New Owner	128 12 0A 003.00CO
(NAME) #107	(NAME)	
320 Old Hickory Blvd (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Karen Richardson, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Timothy D. Tucker, Trustee and Rebecca L. Tucker, Trustee, or their Succesors in Trust, under the Timothy D. Tucker Living Trust, dated August 6, 2001, and any amendments thereto,** hereinafter called the Grantees, their successors 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. 3, Building No. 1, on the Plan of Section 1, 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 No. 20011011-0110875, 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 of a more complete identification and description of such unit.

Being the same property conveyed to Karen Richardson by deed dated July 29, 2002 from Eagle Ridge at the Reserve LLC, a Tennessee Limited Liability Co. of record in Instrument No. 20020731-0092102, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 320 Old Hickory Blvd #107, Nashville, TN 37221

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, has 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 our hands this ~~15th~~ 14th day of **October, 2013**

Karen Richardson

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, **Karen Richardson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~15th~~ 14th day of **October, 2013**

GENERAL NOTARY - State of Nebraska
CAROL HANSEN
My Comm. Exp. August 22, 2017

Notary Public

My commission expires: _____

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122