This instrument prepared by: Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580 Cartus File #2391455

WARRANTY DEED

THIS INDENTURE is made this the 27th day of August, 2013, by Melissa Youngblood and husband, John Youngblood, First Party, for the purpose of conveying the premises described herein to Dean T. Morgan, andunmarried man and Pamela A.Poley,unmarried Second Parties.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

See legal description in Exhibit A attached hereto and made a part hereof.

Being the same property conveyed to Melissa May Kerr, unmarried and William Iain Kerr, married, by deed from Eagle Ridge at the Reserve LLC, a Tennessee limited liability company, dated June 10, 2004, recorded as Instrument No. 20040610-0069070; Further Melissa May Kerr, unmarried and William Iain Kerr, married conveyed to Melissa May Kerr, unmarried by Quitclaim Deed dated April 16, 2007, recorded as Instrument No. 20070504-0053657; Further Melissa May Worthington, married, f/k/a Melissa May Kerr, conveyed to Melissa May Worthington and Chad Worthington, wife and husband, by Quitclaim Deed dated January 26, 2011, recorded as Instrument No. 20110201-0008911; Further Chad Edward Worthington a/k/a Chad Worthington conveyed to Melissa May Worthington by Quitclaim Deed dated January 20, 2012, recorded as Instrument No. 20120209-0011770; Further Melissa May Worthington, now known as Melissa Youngblood, conveyed to Melissa Youngblood and John Youngblood, wife and husband by Quitclaim Deed dated July 17, 2013, recorded as Instrument No. 20130717-0074088, all in the Register's Office for said County. Melissa Youngblood and Melissa May Worthington are one and the same person.

John Youngblood, wife of Melissa Youngblood, First Party, joins in the execution of this Warranty Deed for the express purpose of conveying any and all marital rights which he may have in and to the above described property by virtue of his marriage to the said Melissa Youngblood, but does not join in the covenants and warranties contained herein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including without limitation Charter of Eagle Ridge at the Reserve Homeowner's Association, Inc. of record in Instrument No. 20010112-0003836, as amended in Instrument No. 20010112-0003839, and Master Deed and By-Laws of Eagle Ridge at the Reserve, of record as Instrument No. 20011011-0110875, supplemented and amended in Instrument No. 20030108-0003697, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2013, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Melissa Youngblood

John Youngblood

BILL GARRETT, Davidson County
Trans:T20130099400 DEEDWARR
Recvd: 11/22/13 14:28 3 pgs
Fees:18.00 Taxes:841.75
20131122-0120594

STATE OF KY)
COUNTY OF Jefferson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Melissa Youngblood**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Jefferson County, this the 27 day of August, 2013.

NOTARY PUBLIC

My Commission Expires:
July 28, 2017

Aaron Johnson
Notary Public State at Large
Kentucky ID #492587
Commission Expires July 28, 2017

STATE OF KY)
COUNTY OF Jefferson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **John Youngblood**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Jefferson County, this the 27 day of August, 2013

NOTARY PUBLIC

My Commission Expires:
July 28, 2017

Aaron Johnson
Notary Public State at Large
Kentucky ID #492587
Commission Expires July 28, 2017

STATE OF KY
COUNTY OF Jefferson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $227,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 27 day of August, 2013.

NOTARY PUBLIC

My Commission Expires:
July 28, 2017

Aaron Johnson
Notary Public State at Large
Kentucky ID #492587
Commission Expires July 28, 2017

PROPERTY ADDRESS:
320 Old Hickory Boulevard Unit 2000
Nashville, TN 37221

PARCEL ID: Map 128 12 0 A Parcel 150.00 CO

PROPERTY OWNER/PERSON RESPONSIBLE FOR PAYMENT OF TAXES:

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Exhibit A

Land in Davidson County, Tennessee, being Unit No. 150, Building No. 20 of Eagle Ridge at the Reserve, Section 10, Phase 1B, as attached in Exhibit "A", a Horizontal Property Regime, created under Title 66, Section 27-101, as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 24 to the Master Deed of Eagle Ridge at the Reserve, of record as Instrument No. 20030108-0003697, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

STATE OF Tennessee
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $227,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

April W. Wideman
AFFIANT

Subscribed and sworn to before me this the 20th day of November, 2013.

NOTARY PUBLIC
My Commission Expires:
~~April 1, 2017~~

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

PROPERTY ADDRESS:
320 Old Hickory Boulevard Unit 2000
Nashville, TN 37221

PARCEL ID: Map 128 12 0 A Parcel 150.00 CO

~~PROPERTY OWNER~~/PERSON RESPONSIBLE FOR PAYMENT OF TAXES:

Bank of America
1 Mortgage Way
Mt. Laurel, NJ 08054

New Owner:
Dean Morgan
320 Old Hickory Blvd., Unit 2000
Nashville, TN 37221