WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101151 DEEDWARR
Recvd: 12/02/13 16:10 2 pgs
Fees:13.00 Taxes:888.00
20131202-0122672

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy Morrison	New Owner	
(NAME) 320 Old Hickory Blvd., #2711	(NAME)	128-12A-117CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, **SHAWN D. MATHIS AND WIFE, VIDA MATHIS AND SARAH A. MATHIS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TROY MORRISON,** 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. 117, Building No. 27, on the Plan of Eagle Ridge at the Reserve, Section 7, Phase 1B, as shown on Exhibit "A", a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended in Tennessee Code Annotated and established by a Master Deed and By-Laws of record in Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 21 to the Master Deed of Eagle Ridge at the Reserve of record in Instrument No. 20030108-0003694, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed as aforementioned, said Register's Office for a more complete description of said Unit.

Being the same property conveyed to Shawn D. Mathis and wife, Vida Mathis and Sarah A. Mathis, unmarried by Warranty Deed from Mikele Goodchild f/k/a Mikele Bruce, married dated April 1, 2011, of record in Instrument No. 20110404-0025887, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) Master Deed and Bylaws of record in Instrument No. 20011011-0110875, Instrument No. 20030108-003694, Instrument No. 20020215-0020370, Instrument No. 20020304-0026998 and Instrument No. 20020313-0031651, said Register's Office; and (c) Charter of record in Instrument No. 20010112-0003836 and Instrument No. 20010116-0004521, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 320 Old Hickory Blvd., #2711, 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 our hands this 22ND day of November, 2013.

Sarah A. Mathis

Shawn D. Mathis

Vida Mathis

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shawn D. Mathis and wife, Vida Mathis and Sarah A. Mathis, unmarried , the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of November, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015