WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 20, 2014

RETURN TO: BOX 10-A

Premier Escrow, LLC
4301 Hillsboro Pike, Suite
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20140008272 DEEDWARR
Recvd: 02/05/14 09:30 2 pgs
Fees: 13.00 Taxes: 825.10

20140205-0010092

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth H. Hooton	SAME	Map 128-12-A
(NAME) 320 Old Hickory Blvd, Unit 2816	(NAME)	Parcel 170 CO
(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, **ROBERT LEE THOMPSON AND SONYA COLE MCCRANEY THOMPSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH H. HOOTON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE,HER 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. 2816, Building No. 8, on the Plan of Section 8, Phase 1D, on the Plan of Eagle Ridge at the Reserve, as shown in Exhibit "A" to the Master Deed of 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 Bylaws, of record in Instrument No. 20011011-011875, as Supplemented and Amended by Supplement and Amendment No. 34 to the Master Deed of record in Instrument No. 20040716-0084978, re-recorded in Instrument No. 20070102-0000519, 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 Robert Lee Thompson and wife, Sonya Cole McCraney Thompson, by deed from Aubrey Hiam, a married man, and Chris Thoeny, married man, of record in Instrument #20081201-0116334, said Register's Office.

This conveyance is subject to: 2014 real property taxes and all matters appearing in the Master Deed and Bylaws of record in Instruments #20040716-0084978, #20070102-0000519, #20011011-0110875, #20010116-0004521, #20051129-0143344, #20020417-0047840, #20020524-0063777, #20020524-0063778, #20020524-0063779, #20020524-0063780, #20020530-0065658, #20030108-0003688, #20030108-0003689, #20030108-0003690, #20030108-0003691, #20030108-0003692, #20030108-0003693, #20030108-0003694, #20030108-0003695, #20030108-0003696, #20030108-0003697, #20030108-0003698, #20030108-0003699, #20061207-0151635, #20070102-0000519, #20020304-0026998, #20040716-0084971, #20040716-0084972, #20040716-0084973, #20040716-0084975, #20040716-0084976, #20040716-0084977, #20040716-0084978, #20040716-0084979, #20040716-0084980, #20040716-0084981, #20040716-0084982, #20040716-0084983, #20040716-0084984, #20040716-0084985, #20040716-0084986, #20040716-0084987, #20040716-0084988, #20040716-0084989, #20040716-0084990, #20040716-0084991, #20040716-0084992, #20040716-0084993, #20020313-0031652, #20020313-0031653 and Instrument #20020313-0031656, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 320 Old Hickory Boulevard Unit 2816, 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 4 day of February, 2014.

Robert Lee Thompson
By: J. Greg Hardeman, Attorney in Fact

Sonya Cole McCraney Thompson
By: J. Greg Hardeman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of February, 2014, before me personally appeared J. Greg Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Robert Lee Thompson and Sonya Cole McCraney Thompson and acknowledged that he executed the same as the free act and deed of Robert Lee Thompson and Sonya Cole McCraney Thompson .

Witness my hand and official seal at Nashville, Tennessee this 4th day of February, 2014.

Commission expires:

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014