NEW OWNER:

Kaelyn Kappeler
320 Old Hickory Boulevard #3004
Nashville, TN 37221

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0215

Map 128 Group 12-0-A Parcel 185.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140022784 DEEDWARR
Recvd: 04/04/14 09:37 3 pgs
Fees:18.00 Taxes:934.25
20140404-0028115

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-Two Thousand Five Hundred and 00/100 Dollars ($252,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DALE A. HOLMER and wife, WILLA B. HOLMER** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **KAELYN KAPPELER, a single person** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 3004, Building 18, on the plan of Section 18, Phase 1D, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in 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. 44 to the Master Deed of record in Instrument No. 20040716-0084988, Register's Office for Davidson County, Tennessee, and Instrument of Correction of record in Instrument No. 20060526-0062486 said Register's Office; 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 Dale A. Holmer and wife, Willa B. Holmer, by Warranty Deed from Eagle Ridge at the Reserve, LLC, dated May 26, 2006, and of record as Instrument No. 20060526-0062487, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 320 Old Hickory Boulevard #3004, Nashville, Tennessee 37221.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 3rd day of **April, 2014**.

DALE A. HOLMER

WILLA B. HOLMER

By: _____
Dale A. Holmer, Attorney-In-Fact
Pursuant to Power of Attorney of
Record in Book _____, Page _____, RODCT.
20140404000281 14

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DALE A. HOLMER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 3rd day of **April, 2014**.

_____
NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DALE A. HOLMER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **WILLA B. HOLMER**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 30th day of **April, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **252,500.00**.

Christy Malone-Smith

AFFIANT

Sworn to and subscribed to before me 30th day of **April, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY