G-25825-4
Box 14

BILL GARRETT, Davidson County
Trans:T20140023704 DEEDWARR
Recvd: 04/08/14 12:30 2 pgs
Fees:13.00 Taxes:758.50
20140408-0029331

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF April, 2014.

Notary Public

DEBORAH M. O'NEIL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/6/17
(AFFIX SEAL)

WR14-0320

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Marie Williams	Synovus Mortgage Corp	
320 Old Hickory Blvd. #105 (ADDRESS)	2204 Lakeshore Drive, S/325 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	128-12A-004.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD R. HARDIN, JR. AND TRACY K. HARDIN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto J. MARIE WILLIAMS, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 4, Building No. 1, on the Plan of Sections 1, Phase 1A, Eagle Ridge at the Reserve, a Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by 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 shown as Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Donald R. Hardin, Jr., a married man by Warranty Deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Co, of record in Instrument No. 20020319-0033994 Register's Office for Davidson County, Tennessee, dated March 15, 2002 and recorded on March 19, 2002.

This conveyance is subject to (a) taxes and assessments which have pro-rated as of the date of closing and assumed by the Grantee(s) herein; (b) any and all applicable governmental and/or zoning regulations (c) all easements, restrictive covenants and conditions and other matters as set forth on all applicable instruments of record, including: Plan of record Plan attached as Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve of record in Instrument No. 20011011-0110875; Charter for HOA of record in Instrument No. 20010112-0003836, amended in Instrument No. 20010112-0003839; Storm Water Detention Agreement of record in Instrument No. 20001103-0109348; Boundary Plat of record in Plat Book 7900, Pages 896, 897 & 898; Drainage Easement of record in Book 7861, Page 559 and in Book 8083, Page 534; Plan of Second Revision of Phase 1, Nashville Highlands (underlying) filed of record as Instrument No. 20020319-0022865 and in Instrument No. 20041019-0125465; Option Agreement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 320 Old Hickory Blvd. #105, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 4th day of April, 2014.

Donald R. Hardin, Jr.

Tracy K. Hardin

STATE OF Tennessee
COUNTY OF Williamson

On this the 4th day of April, 2014, before me personally appeared Donald R. Hardin, Jr. and Tracy K. Hardin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of April, 2014.

Notary Public

My Commission Expires: 8/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959