WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140062637 DEEDWARR
Recvd: 08/25/14 09:05 2 pgs
Fees:13.00 Taxes:740.00
20140825-0077069

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2018

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doris P. Benson	SAME	
(NAME)	(NAME)	128-12-0-A-90 CO
320 Old Hickory Blvd. Unit 1608		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **MARCIE T. POE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DORIS P. BENSON, UNMARRIED,** 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. 90, Building 16 on the plan of Section 1, Phase 1B, Eagle Ridge at the Reserve, of Record in Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 15 to the Master Deed, of Record in Instrument No. 20030108-0003688, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Quitclaim Deed from John A. Poe to John A. Poe, and Marcie T. Poe, as Joint Tenants with the Right of Survivorship as recorded on the 7th day of February, 2006 in Instrument No. 20060207-0014921 and Warranty Deed from Eagle Ridge at the Reserve, LLC a Tennessee limited liability company to John A. Poe, unmarried as recorded on the 18th day of September, 2003 in Instrument No. 20030918-0138005, in the Register's Office of Davidson County, Tennessee. The said John A. Poe has since died, vesting title solely in Marcie T. Poe as surviving Tenant by the Entirety.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 7900, Page(s) 896-898, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20010116-0004521, Instrument No. 20011011-0110875 , as supplemented in instrument(s) of record in Instrument No. 20030108-0003688, said Register's Office; (d) charter recorded at Instrument No. 20010112-0003836 as amended at Instrument No. 20010112-0003839, said Register's Office (e) easement for drainage, recorded in Book 7861, Page 559 and Book 8083, Page 534, said Register's Office; (f) easement agreement as set forth in instrument recorded in Book 5074, Page 945, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 320 Old Hickory Blvd. Unit 1608, 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.

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

BOX 10-A

Witness my hand this 22 day of August, 2014.

Marcie T. Poe

Marcie T. Poe

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 Marcie T. Poe, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of August, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public