File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 1407473**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $202,000.00. Affiant Subscribed and sworn to before me, this 22nd day of August, 2014. Notary Public My Commission Expires:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

WARRANTY DEED

Address New Owner: Marita Buckles 320 Old Hickory Blvd #2602 Nashville TN 37221	Send Tax Bills To: **PRIMELENDING** **17330 PRESTON RD., #160B** **DALLAS, TX 75252**	Tax Information: Tax Parcel ID No. 128-12-A-127.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry Dean Carroll Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marita Buckles**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 127, BUILDING 26, EAGLE RIDGE AT THE RESERVE, SECTION EIGHT, PHASE ONE-B, as established under Master Deed of record in Instrument No. 20011011-0110875, amended at Instrument No. 20030108-0003695, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Larry Dean Carroll, Jr., unmarried by Warranty Deed from Melanie Faye Irby, an unmarried individual, recorded on the 21st day of November, 2007 in Instrument No. 20071121-0136514, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 7900, Page(s) 896, 897 and 898 and Instrument No. 20030108-0003695, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Declaration for Eagle Ridge at the Reserve recorded in Instrument No. 20010116-0004521 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

BILL GARRETT, Davidson County
Trans:T20140062918 DEEDWARR
Recvd: 08/25/14 14:20 2 pgs
Fees:13.00 Taxes:747.40
20140825-0077451

Charter of Eagle Ridge at the Reserve Homeowners' Association, Inc. recorded at Instrument Nos. 20010112-0003836 and 20010112-0003839.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing EAGLE RIDGE AT THE RESERVE Condominium of record in Instrument No. 20011011-0110875 , as supplemented and amended by instrument(s) of record in Instrument No. 20030108-0003695 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Drainage, recorded in Book 7861, Page 559 and Book 8083, Page 534.

Easement Agreement recorded in Book 5074, Page 856 at Page 886.

Storm Water Detention Agreement recorded at Instrument No. 20001103-0109348.

This is improved property located at 320 Old Hickory Blvd #2602 Nashville TN 37221.

Laura K. Carroll, wife of Larry Dean Carroll, Jr., joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of August, 2014.

Larry Dean Carroll Jr.

Laura K. Carroll

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry Dean Carroll Jr. and Laura K. Carroll, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 9, 2014