WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

C. [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2014.

Deborah L Bissell
Notary Public

MY COMMISSION EXPIRES: 6-1-15
(AFFIX SEAL)

DEBORAH L BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires June 1, 2015

R-KW-14-5025-2C

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven Daniel Hotard and Sandra Chadwick Cherry	Franklin Synergy Bank att: Mortgage Department	
(NAME) **5025 Hillsboro Pike Apt. 2C**	(NAME) 722 Columbia Ave.,	**131010D01500CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **KELSI MACQUERRIE, MARRIED AND PATRICK MCCRITE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEVEN D. HOTARD, A SINGLE MAN AND SANDRA C. CHERRY, A MARRIED WOMAN, AS TENANTS BY THE ENTIRETIES WITH FULL RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Unit No. 15, aka Unit No. 2-C on the Plan of Georgetown Apartment, a Condominium, of record in Book 5200, Page 4, and established by the Master Deed for 5025 Hillsboro Homeowner's Association of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelsi McCrite and Patrick McCrite by Warranty Deed from Angela Allen, unmarried, recorded on the 6th day of January, 2011 in Instrument No. 20110106-0001898, in the Register's Office of Davidson County, Tennessee.

This Instrument is being executed in behalf of Ptrick McCrite pursuant to a Power of Attorney executed by same on the 4th day of November 2014, recorded simultaneously herewith in Instrument No. 20141112-0104542 Register's Office for Davidson County, Tennessee.

This has never been a primary or marital residence of Patrick McCrite.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.
- Charter of Homeowners Association recorded in Book 5233, Page 459.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 HILLSBORO HOMEOWNER'S ASSOCIATION of record in Book 5211, Page 325, as amended by instrument(s) of record in Book 5616, Page 133 and Book 6079, Page 516; 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 Sanitary Sewer/Storm Drainage, recorded in Book 4308, Page 575.
- Appointment of Successor Trustee recorded in Book 10225, Page 413.
- Easement for Sewer Line, recorded in Book 4308, Page 650.
- Easement to Electric Power Board, recorded in Book 7873, Page 859.
- Easement to Comcast, recorded at Instrument No. 20110620-0047283.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5025 Hillsboro Pike Apt. 2C, Nashville, Tennessee 37215**.

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).

BILL GARRETT, Davidson County
Trans:T20140085430 DEEDWARR
Recvd: 11/12/14 15:26 2 pgs
Fees:13.00 Taxes:717.80
20141112-0104543

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 the 7th DAY OF NOVEMBER, 2014.

Kelsi MacQuerrie

Patrick McCrite by Darryl MacQuerrie as Attorney In Fact

Darryl MacQuerrie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELSI MACQUERRIE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of November, 2014.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darryl MacQuerrie, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patrick McCrite and who acknowledged he/she/they executed the same as the free act and deed of the said Patrick McCrite.

Witness my hand and official seal, this the 7th of November, 2014.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARRYL MACQUERRIE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of November, 2014.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14.1483