This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 5
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039

BILL GARRETT, Davidson County
Trans:T20150012941 DEEDWARR
Recvd: 02/23/15 10:33 3 pgs
Fees:18.00 Taxes:970.70
20150223-0015272

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Patsy Cagle Holt, a widow,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Elizabeth Hooton,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2904, Building No. 11, as shown on the plan of Eagle Ridge at The Reserve, Section II, Phase 1D, a Horizontal Property Regime, filed as Exhibit "A" to and established by the Master Deed of record in Instrument 200110110110875, and amended in Instrument 200407160084981, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Patsy Cagle Holt, a widow by deed dated July 31, 2009 from Eugene H. Felton and Barbara F. Weinstein, heirs at law of the Estate of Augusta V. Felton, deceased of record as Instrument No. 200907240069686, said Register's Office.

Map & Parcel 128-12A Parcel 176CO

This property is known as 320 Old Hickory Blvd. #2904, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any 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.

SUBJECT to Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 19 day of February, 2015.

Patsy Cagle Holt -Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patsy Cagle Holt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19 day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 9-10-2018

PATTI VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Grantee(s) Name, Address:	Send Tax Statement To:
Elizabeth Hooton	New Owner
320 Old Hickory Blvd	
Nashville, TN 37221	

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$262,350.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 19 day of February, 2015.

Affiant

(Seal)

PATTI VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires:

9-10-2018