BILL GARRETT, Davidson County
Trans:T20150033036 DEEDWARR
Recvd: 04/30/15 15:18 2 pgs
Fees:13.00 Taxes:617.90
20150430-0038986

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033405**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $167,000.00. Patricia A. Eldridge Affiant Subscribed and sworn to before me, this 29th day of April, 2015. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Reginald D. Olson and Dorothy J. Olson 222 Myhr Grn Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-07-0C-037.00 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, **Patricia A. Eldridge, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reginald D. Olson and Dorothy J. Olson, Husband and Wife**, ("Grantees"), its 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 No. 37 on the Plan of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123, herein referred to as the "Act", and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, said Register's Office (collectively the "Master Deed") to which reference is here made for a more complete and accurate description of said unit.

Together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit an all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Patricia A. Eldridge by Warranty Deed from Frances Ann Heflin, recorded on the 14th day of October, 2002 in Instrument No. 20021014-0126109, 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 2015 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 of ASHLEY GREEN, as recorded in Plat Book 6900, Page(s) 24 and Plat Book 6900, Page 978.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ASHLEY GREEN Condominium of record inBook 7184, Page 44, corrected in Book 7467, Page 279, as amended by instrument(s) of record in Book 7482, Page 312 and Instrument No. 20111101-0084880; 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. Agreement for Dedication of public utilities easement as set forth in instrument recorded in Instrument No. 20060724-0088823.

This is improved property located at 222 Myhr Grn Nashville TN 37221

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 29th day of April, 2015.

Patricia A. Eldridge

Patricia A. Eldridge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 29th day of April, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018