THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043701** BILL GARRETT, Davidson County Trans:T20150034706 DEEDWARR Recvd: 05/05/15 15:55 2 pgs Fees:13.00 Taxes:989.75 20150505-0041095	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $267,500.00 Affiant Subscribed and sworn to before me, this 1st day of May, 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: Eveleigh Wagner 320 OLD HICKORY BLVD #301 Nashville TN 37221-1308	Send Tax Bills To: Bank of Nashville, div of Synovus Bank 401 Church St. Nashville, TN 37219	Tax Information: Tax Parcel ID No. 128-12-0A-016.00-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, **Matthew R. Fosnot, unmarried, and Jennifer N. Fosnot n/k/a Jennifer Neil Gray, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Eveleigh Byers Wagner, a single woman,** ("Grantee"), 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 16, Building 3, Section III, Phase IA, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, as established under Master Deed of record in Instrument No. 20011011-0110875, as supplemented and amended by supplement and amendment No. 2 to the Master Deed, of record in Instrument No. 20020304-0026998, 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 Matthew R. Fosnot and wife, Jennifer N. Fosnot by Warranty Deed from William H. Farmer and Rachel Farmer, recorded on the 12th day of July, 2006 in Instrument No. 20060712-0083572, 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 BUILDING 3, SECTION III, PHASE IA, EAGLE RIDGE AT THE RESERVE, as recorded in Plat Book 7900, Page(s) 896-898 and Instrument No. 200203190033865.

Covenants, Conditions and Restrictions as set forth in The Reserve Service Association recorded in Instrument No. 200110040108054.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BUILDING 3, SECTION III, PHASE IA, EAGLE RIDGE AT THE RESERVE Condominium of record in Instrument No. 20011011-0110875 , as amended by instrument(s) of record in Instrument No. 20020304-0026998; 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.

Charter of Eagle Ridge at the Reserve Homeowner's Association, Inc. recorded at Instrument No. 20010112-0003836 amended at Instrument No. 20010112-0003839.

Easement for Drainage recorded in Book 7861, Page 559.

Easement for Drainage Facility recorded in Book 8083, Page 534.

Easement for Storm Detention Agreement, recorded in Instrument No. 20001103-0109348.

Grant of Easement recorded at Instrument No. 20140924-0087653.

This is improved property located at 320 OLD HICKORY BLVD #301 Nashville TN 37221-1308

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 1st day of May, 2015.

Matthew R. Fosnot

Jennifer N. Fosnot n/k/a Jennifer Neil Gray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew R. Fosnot and Jennifer N. Fosnot n/k/a Jennifer Neil Gray, 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 1st day of May, 2015.

Notary Public

My Commission Expires: _____

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