Davidson County DEEDWARR
Recvd: 07/01/15 15:42 3 pgs
Fees:18.00 Taxes:984.20
20150701-0063893

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064264** JESSICA M STORVIK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $266,000.00. Affiant Subscribed and sworn to before me, this 26th day of June, 2015. Notary Public My Commission Expires: 2/20/18

WARRANTY DEED

Address New Owner: Shannon V. Miller 320 OLD HICKORY BLVD #501 Nashvilled TN 37221-1321	Send Tax Bills To: ~~New Owner~~ Movement Mortgage, LLC 841 Seahawk Cir. Virginia Beach, VA 23452	Tax Information: Tax Parcel ID No. 128-12-A-28.00 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, **Donald A. Porter Jr., unmarried and Anne Marie Thompson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shannon V. Miller, an unmarried woman** ("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. 28 Building 5, together with the appurtenant interest in the common elements of Section 5, Phase 1A Eagle Ridge At The Reserve, a horizontal property regime established by Master Deed, of record in Instrument No. 20011011-0110875, amended in Instrument No. 20020313-0031651, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the amendment to the aforementioned Master Deed.

Being part of the same property conveyed to Donald A. Porter, Jr. and wife, Anne Marie Thompson by Warranty Deed from Barrett D. Conner, unmarried and Loren P. Robicheaux, unmarried, recorded on the 17th day of August, 2007 in Instrument No. 20070817-0098441, 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.

Charter of Incorporation of Eagle Ridge At The Reserve Homeowner's Association, Inc. of record in Instrument No. 20010112-0003836, amended in Instrument No. 20010112-0003839, Register's Office for Davidson County, Tennessee.

Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Eagle Ridge At The Reserve, of record in Instrument No. 20011011-0110875, amended in Instrument No. 20020313-0031651, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record as Book 7900, Pages 896-898 and Instrument No. 20041019-0125465, Register's Office for Davidson County, Tennessee.

Easement to Comcast recorded at Instrument No. 20140924-0087653.

Easement for drainage of record in Book 7861, Page 559, Register's Office for Davidson County, Tennessee.

Easement for drainage of record in Book 8083, Page 534, Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument No. 20001103-0109348, Register's Office for Davidson County, Tennessee.

Option Agreements recorded in Book 5074, Page 856, Register's Office for Davidson County, Tennessee. Conditional Release recorded in Instrument No. 200008310086324.

Option Agreement recorded in Book 9600, Page 924, Register's Office for Davidson County, Tennessee.

Easement agreement recorded in Book 5074, Page 945, Register's Office for Davidson County, Tennessee.

This is improved property located at 320 OLD HICKORY BLVD #501 Nashville TN 37221-1321

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 26th day of June, 2015.

Donald A. Porter Jr. by Leigh Ann Emerson Attorney in Fact

Donald A. Porter Jr. by Leigh Ann Emerson
Attorney in Fact

Anne Marie Thompson by Leigh Ann Emerson Attorney in Fact

Anne Marie Thompson by Leigh Ann Emerson
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leigh Ann Emerson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Donald A Porter, Jr. and Anne Marie Thompson, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 26th day of June 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).