BILL GARRETT, Davidson County
Trans:T20150061891 DEEDWARR
Recvd: 07/28/15 15:25 2 pgs
Fees:13.00 Taxes:962.00
20150728-0074287

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $260,000.00. Affiant Subscribed and sworn to before me, this the 24th day of July, 2015. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Callie B. Johnson	New Owner	
320 Old Hickory Boulevard #2600		128-12-0A-128.00-CO
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER WAYNE HYNDMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CALLIE B. JOHNSON, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 128, Building No. 26, on the Plan of Eagle Ridge at The Reserve, Section 8, Phase IB, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011- 0110875, as Supplemented and Amended by Supplement and Amendment No. 22, to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-0003695, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to J. P. Barfield, unmarried by Warranty deed from Eagle Ridge at the Reserve, LLC, a Tennessee limited liability company of record in Instrument No. 20040602-0064871 Register's Office for Davidson County, Tennessee, dated May 27, 2004 and recorded on June 02, 2004.

Being the same property conveyed to Christopher Wayne Hyndman, unmarried by Warranty deed from J. P. Barfield and Jennifer Ross Barfield, husband and wife of record in Instrument No. 20140428-0035487 Register's Office for Davidson County, Tennessee, dated April 28, 2014 and recorded on April 28, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 320 Old Hickory Boulevard #2600, Nashville, TN 37221.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of July, 2015.

Christopher Wayne Hyndman by Sheila Freeman as Attorney in Fact

Christopher Wayne Hyndman by
Sheila Freeman as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2015, before me personally appeared Sheila Freeman, 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 Christopher Wayne Hyndman as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Christopher Wayne Hyndman.

Witness my hand and seal this 24th day of July, 2015.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018