Davidson County DEEDWARR
Recvd: 08/05/15 13:33 4 pgs
Fees:23.00 Taxes:989.75
20150805-0077964

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32523-07-2015** File Box 9B	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 3rd day of August, 2015. Notary Public My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Robert Bruce Campbell, Jr., Holly Carter Campbell 320 Old Hickory Blvd, #1010 Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 128 12 0 051 00

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, **Ryan M. Zoeller and wife, Bridget A. Bilyeu**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Bruce Campbell, Jr. and Holly Carter Campbell** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 320 Old Hickory Blvd, #1010, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 3rd day of August, 2015.

Ryan M. Zoeller by attorney-in-fact

Ryan M. Zoeller
BY: George E. Mudter, Jr., Attorney-In-Fact

Bridget A. Bilyeu Zoeller by attorney-in-fact

Bridget A. Bilyeu Zoeller
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George E. Mudter, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Ryan M. Zoeller and Bridget A. Bilyeu Zoeller and is authorized by the said Ryan M. Zoeller and Bridget A. Bilyeu Zoeller to execute this instrument on their behalf.

Witness my hand, at office, this 3rd day of August, 2015.

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 51, Building No. 10, together with the appurtenant interest in the common elements of Eagle Ridge at The Reserve Section 8 Phase 1A, a horizontal property retime established by Master Deed, of record in Instrument No. 20011011-0110875, amended in Instrument No. 20020313-0031653, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to Ryan M. Zoeller and wife, Bridget A. Bilyeu, by deed dated May 31, 2007 from Brian L. Wright, married and Catheryn J. Wright, married of record in Instrument No. 20070604-0066095, Register's Office for Davidson County, Tennessee. Bridget A. Bilyeu being one and the same as Bridget A. Bilyeu Zoeller and Bridget Bilyeu Zoeller.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable. Map and Parcel No. 128 12 0 051 00.
2. 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. 200201313-0031653, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 7900, pages 896-898, Register's Office for Davidson County, Tennessee.
4. Easement for drainage of record in Book 7861, page 559 and Book 8083, page 534, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Instrument No. 20001103-0109348, Register's Office for Davidson County, Tennessee.
6. Option agreements recorded in Book 5074, page 856 and Book 9600, page 924, Register's Office for Davidson County, Tennessee. Conditional release of option in Instrument No. 20000831-0086324, said Register's Office.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016