Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $268,000.00

Affiant

Subscribed and sworn to before me, this 14th day of August, 2015.

Notary Public
My commission expires: 1.8.19

NICOLE L. STEEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans: T20150069561 DEEDWARR
Recvd: 08/18/15 13:46 2 pgs
Fees: 13.00 Taxes: 991.60
20150818-0083158

Address of New Owner:	Send Tax Bills to:	Tax Information
Todd Kelley	New Owner	128-12-0A-112.00-CO
320 Old Hickory Boulevard Unit 2301		
Nashville, TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tyron Eason and spouse, Joycelyn Eason,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Todd R. Kelley, a single man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 112, Building No. 23, on the Plan of Section 6, Phase 1B, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, 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. 20 to the Master Deed, of record as Instrument No. 20030108-0003693, 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 TYRON EASON AND SPOUSE, JOYCELYN EASON, by deed from ALEXANDER N. FISHER, MARRIED, of record as Instrument No. 20081007-0101585, dated October 1, 2008, said Register's Office.

This property is improved property known as **320 Old Hickory Boulevard Unit 2301, Nashville, TN, 37221**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 128-12-0A-112.00-CO; (2) If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq; (3) Matters shown on the Plan of record in Plat Book 7900, pages 896, 897 and 898, and as Instrument No. 20010201-0009806, said Register's Office; (4) Master Deed in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 20 to the Master Deed, of record as Instrument No. 20030108-0003693; (5) Stormwater Detention Agreement of record as Instrument No. 20001103-0109348, said Register's Office; (6) Option Agreements of record in Book 5074, page 856 (at page 886), and in Book 9600, page 924, said Register's Office; (7) Easement Agreement of record in Book 5074, page 945, said Register's Office; (8) Drainage Easement as set out in the

Warranty Deed of record in Book 7861, page 559, said Register's Office; (9) Easement for Construction and Maintenance of a drainage facility granted to the State of Tennessee by Warranty Deed of record in Book 8083, page 534, said Register's Office; (10) Grant of Easement of record in Instrument No. 20100219-00123996 and Instrument No. 20140924-0087653, said Register's Office.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this the 14th day of August, 2015.

Tyron Eason by TJ his atty-in-fact

Tyron Eason, by Triston Jacobs, his Attorney in fact

Jaydyn Eason by TJ her atty-in-fact

Joycelyn Eason, by Triston Jacobs, her Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Triston Jacobs**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Tyron Eason and Joycelyn Eason**, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Tyron Eason and Joycelyn Eason,** and appearing of record in Instrument No. 20150818-00083157, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at this the 14th day of August, 2015.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

FILE NO: 2015063707

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON