WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/21/15 15:03 3 pgs
Fees:18.00 Taxes:1024.90
20150921-0095876

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day o

Notary Public

MY COMMISSION EXPIRES: 9-16-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Stephen Lilly and Deidre Lilly	New Owner	128 12 0A 176.00
(NAME)	(NAME)	
320 Old Hickory Blvd., Unit 2904		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Seven Thousand And No/100 Dollars ($277,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Elizabeth Hooton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen Lilly and Deidre Lilly, husband and wife**, hereinafter called the Grantees, 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. 2904, Building No. 11, as shown on the plan of Eagle Ridge at The Reserve, Section 11, Phase 1D, a Horizontal Property Regime, filed as Exhibit "A" to and established by the Master Deed of record in Instrument 200110110110875, and amended in Instrument 200407160084981, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

Being the same property conveyed to Patsy Cagle Holt, a widow by Warranty Deed from Eugene H. Felton and Barbara F. Weinstein, Heirs at Law of the Estate of Augusta V. Felton, Deceased dated July 23, 2009 and recorded July 24, 2009 in Instrument No. 200907240069686, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Elizabeth Hooton by Warranty Deed from Patsy Cagle Holt, a widow dated February 19, 2015 and recorded February 23, 2015 in Instrument No. 201502230015272, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 320 Old Hickory Blvd., Unit 2904, 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 our hands this

Elizabeth Hooton

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Elizabeth Hootonthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of September, 2015.

Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L. HEINRICH DAVIDSON COUNTY

File Number: GRN-153983

True Copy Certification

I, _____J. ANDREW WILEY___, 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.

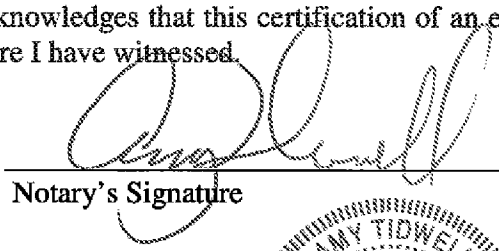


Signature

State of Tennessee

County of Williamson

Personally appeared before me, _____AMY TIDWELL___[Name of Notary], a notary public for this county and state, _____J. ANDREW WILEY_____[Name of person making certification] 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: 10/18/16

{Notary' Seal}

