Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1330

BILL GARRETT, Davidson County
Trans:T20150081579 DEEDWARR
Recvd: 09/24/15 15:35 2 pgs
Fees:13.00 Taxes:843.60
20150924-0097416

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Connor Kilpatrick and Caroline Kilpatrick, husband and wife** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Perry Falk and Brooke Carson, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit 46, Building No. 9 on the Plan of Section 9, Phase 1A, Eagle Ridge at the Reserve Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument No. 20011011-0110875, and Supplemented and Amended by Supplement and Amendment in No. 4 to Master Deed, of record in Instrument No. 20020313-0031652, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan 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 description of such unit.

Being the same property conveyed to Connor Kilpatrick, married by Warranty Deed from William R. Romero and wife, Connie Romero, dated February 14, 2008, of record as Instrument No. 20080219-0016012, Register's Office for Davidson County, Tennessee. Caroline Kilpatrick is the spouse of Connor Kilpatrick and joins in this conveyance to convey any and all marital interest in this property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 320 Old Hickory Blvd, Unit 909, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of September, 2015.

Connor Kilpatrick

Caroline Kilpatrick by Connor Kilpatrick
Her Attorney in fact Her attorney in fact

State of Tennessee)
County of Davidson)

On this 18th day of September, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Connor Kilpatrick, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1.8.19

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

State of Tennessee)
County of Davidson)

On this the 18th day of September, 2015, before me personally appeared Connor Kilpatrick, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Caroline Kilpatrick, acknowledged that such person executed the same as the free act and deed of Caroline Kilpatrick.

Notary Public

My commission expires: 1.8.19

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 228,000.00.

Affiant

Sworn and subscribed before me on this the 18th day of September, 2015.

Notary Public

My Commission Expires: 1.8.19

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

NEW OWNER:
Perry Falk
320 Old Hickory Blvd, Unit 909
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
GUARANTY TRUST CO.
316 ROBERT ROSE DR
MURFREESBORO, TN
37129

TAX MAP-PARCEL #:
128-12-0A-046.00