Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 209A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150109245 DEEDWARR
Recvd: 12/28/15 15:35 2 pgs
Fees: 13.00 Taxes: 592.00

20151228-0130211

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Hill	New owner	131050B31400
(NAME)	(NAME)	
314 Summit Ridge Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dinah Gunter Erickson and husband, Clarence Bartel Erickson III**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John Hill**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Apartment Unit No. 314 of Four Seasons Condominium Created under Title 66; Chapter 27, Sections 101, Et. Seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Record at Book 6841, Page 349; as amended at Book 6847, Page 122 together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed at Exhibit "B", and said unit as shown on Exhibit "D" to said Master Deed, and as shown on the Plat at Book 5050, Page 30, all recording references to the Davidson County, Tennessee Register's Office, all of which are incorporated herein and reference is hereby made to same for a complete identification and description of said unit.

Being the same property conveyed to Dinah Gunter Erickson and husband, Clarence Bartel Erickson, III, as tenants by the entireties by Quit Claim Deed dated 11/24/2014 from Renee Louise Erickson, an unmarried individual of record in Instrument 20141230-118815, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 5050, Page 30; (2) Restrictions of record in Book 6847, Page 125; (3) Restrictions of record in Book 8836, Page 628; (3) Master Deed of record in Book 6841, Page 349; (4) By-Laws of record in Book 6841, Page 376; (5) Said Master Deed was amended of record in Book 6847, Page 122; (6) Easement of record in Book 5158, Page 851; (7) Easement of record in Book 4821, Page 20; (8) Easement of record in Book 5271, Page 430; (9) Easement of record in Book 5388, Page 503; (10) Easement Agreement of record in Book 6869, Page 157; (11) Consent of Four Seasons Homeowners Association to Easement Agreement of record in Book 6869, Page 162, re-recorded in Book 6870, Page 966; (12) Easement Agreement of record in Book 7776, Page 899, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 314 Summit Ridge Circle, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), their heirs and/or 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 16th day of 2015.

Dinah Gunter Erickson

Clarence Bartel Erickson III

State of Louisiana
~~County~~ Parish of Caddo

Personally appeared before me Dinah Gunter Erickson and Clarence Bartel Erickson III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16 day of December, 2015.

Notary Public
My Commission Expires: ID: 58561

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129