ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 20, 2017 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** The actual consideration or value, whichever is greater, for this transfer is $239,900.00 Affiant Subscribed and sworn to before ~~me~~, this 29th day of January, 2016. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Baxter Lee	**New Owner**	**128A-12OA-012.00**
320 Old Hickory Boulevard, Unit 309		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

G. Michael DeBerry, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Baxter Lee

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 12, Building No. 3 on the Plan of Section 3, Phase I A, 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. 2 to the Master Deed, of record in Instrument No. 20020304-0026998, 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 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 G. Michael DeBerry by Warranty Deed from Yong Cha Job, unmarried, dated December 21, 2012, of record in Instrument No. 20121226-0118826, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 320 Old Hickory Boulevard, Unit 309, Nashville, TN 37221.

BILL GARRETT, Davidson County
Trans:T20160008382 DEEDWARR
Recvd: 02/01/16 11:38 2 pgs
Fees:13.00 Taxes:887.63
20160201-0009419

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 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 except as 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 my/our hand(s) this 29th day of January, 2016.

G. Michael DeBerry

*Betty Carolyn DeBerry, spouse of G. Michael DeBerry, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Betty Carolyn DeBerry
By: George Michael DeBerry, Attorney-in-Fact ATTORNEY IN FACT.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, G. Michael DeBerry, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2016.

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1-24-17

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **George Michael DeBerry,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/~~she~~ executed the within instrument on behalf of Betty Carolyn DeBerry, for the purposes therein contained, and who further proved to me that he/~~she~~ is the **Attorney in Fact** for Betty Carolyn DeBerry and is authorized by Betty Carolyn DeBerry to execute this instrument on ~~his~~/her behalf.

This the 29 day of January, 2016

My Commission Expires: 1-24-17

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **160023SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027