THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115776** BILL GARRETT, Davidson County Trans:T20160019494 DEEDWARR Recvd: 03/09/16 15:24 2 pgs Fees:13.00 Taxes:980.50 20160309-0022778	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Affiant Subscribed and sworn to before me, this 4th day of March, 2016. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Gayle K. Jones 320 OLD HICKORY BLVD #2810 Nashville TN 37221-1322	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128120A17300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William T. Chapman, IV, Trustee, pursuant to a trust dated May 9, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gayle K. Jones, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 2810, Building No. 9, on the Plan of Section 9, Phase 1D, on the Plan of EAGLE RIDGE AT THE RESERVE, LLC, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in 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. 35, to the Master Deed, of record in Instrument No. 20040716-0084979, 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 William T. Chapman, IV, Trustee, pursuant to a trust dated May 9, 2013 by Warranty Deed from Harold O. Henry and Linda W. Henry, Husband and Wife, recorded on the 10th day of May, 2013 in Instrument No. 20130510-0047533, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROBERTSON HIGHLANDS, as recorded in Plat Book 7900, Page(s) 896-898.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20010116-0004521.

Charter of Association recorded at Instrument No. 20010112-0003836, amended at Instrument No. 20010112-0003839.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing EAGLE RIDGE AT THE RESERVE of record in Instrument No. 20011011-0110875, as amended by instrument(s) of record in Instrument No. 20040716-0084979; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Drainage, recorded in Book 7861, Page 559 and Book 8083, Page 534.

Easement Agreement recorded in Book 5074, Page 945.

Grant Easement recorded in Instrument No. 20140924-0087653.

This is improved property located at 320 OLD HICKORY BLVD #2810 Nashville TN 37221-1322

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of March, 2016.

Trustee

William T. Chapman, IV, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman, IV, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the trustee, pursuant to a trust, dated May 9, 2013 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 4th day of March 2016.

Notary Public

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