WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2656373

Return to:

BILL GARRETT, Davidson County
Trans: T20160027100 DEEDWARR
Recvd: 04/04/16 14:39 2 pgs
Fees: 13.00 Taxes: 950.90

20160404-0031896

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater, is $ 257,000.00 .

Affiant

Subscribed and sworn to me, this the 31st day of March, 2016

Notary Public

My commission expires: April 1, 2017

NOTARY PUBLIC AT LARGE
KAREN N. WESTBROOK
WILLIAMSON COUNTY, TN

Property Address:	Property owner and mail tax bills to:	Parcel ID:
320 Old Hickory Boulevard Unit 2400 NASHVILLE, TN 37221	Gail Anderson Hayes Tax Bills: First American Real Estate Tax Services, Inc. 1 First American Way Westlake, TX 76262	MAP 128 12 0 A PARCEL 132.00 CO

THIS INDENTURE is made effective the 31st day of March, 2016, by **Andrew A. Cisel, an unmarried person**, First Party, for the purpose of conveying the premises described herein to Gail Anderson Hayes, a married person, as sole and separate, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit No. 132, Building No. 24, on the Plan of Section 11, Phase 1B, on the Plan of Eagle Ridge at the Reserve, 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. 25 to the Master Deed, of record in Instrument No. 20030108-0003698, 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 complete identification and description of such unit.

Being the same property conveyd to Andrew a. Cisel, an unmarried person, by Warranty Deed from Dale L. Harned and wife, Kathleen S. Harned, dated December 2, 2013 of record in Instrument No. 20131204-0123631, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, but not limited to the Plan of record in Instrument No. 20030108-0003698, which shows an Owner's Certificate, certain notes,

easements and setback lines; Declaration of covenants, Conditions and Restrictions contained in the Instrument of record in Instrument No. 20011016-0004521; Master Deed and By-Laws of Eagle Ridge at the Reserve, of record in Instrument No. 20011011-0110875 and corrected by Scrivener's Affidavit in Document No. 20051129-0143344 and amended in Instrument No. 20030108-0003698; Charter of Eagle Ridge at the Reserve Homeowner's Association, Inc. of record in Instrument No. 20010112-0003836 and in Instrument No. 20010112-0003839; Easements of record in Book 5074, Page 945 and in Instrument No. 20140924-0087653; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2015, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF,* *the said First Party have hereunder set their hand and seal the day and year first above written.*

Andrew A. Cisel

Andrew A. Cisel

STATE OF Florida)
COUNTY OF St. Johns)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Andrew A. Cisel,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in St. Johns County, this the 2 day of February, 2016

NOTARY PUBLIC

My Commission Expires:
10-20-2019

COURTNEY CHRISTIAN
Notary Public - State of Florida
Commission # FF 929349
My Comm. Expires Oct 20, 2019
Bonded through National Notary Assn.

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.