WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160037026 DEEDWARR
Recvd: 05/04/16 10:50 2 pgs
Fees:13.00 Taxes:924.63
20160504-0043949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/27/17 (AFFIX SEAL)

R-VRES-16-320-2103-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Jones	OWNER	
(NAME)	(NAME)	**128-12-0A-099.00-CO**
320 Old Hickory Boulevard, Apt 2103		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 consideration, the receipt of which is hereby acknowledged, **J. CHRISTOPHER SIMPSON AND CAROLYN SIMPSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN JONES, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 99, Building 21, of Section 4, Phase 1B, Eagle Ridge at The Reserve Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Instrument Number 20011011-0110875, and amended in Instrument No. 20030108-0003691, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thererof; said Unit being depicted on to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to J. Christopher Simpson and Carolyn Simpson by Warranty deed from Byung-Hyun Rhee and spouse, Kay Kyunghee Rhee of record in Instrument No. 20070629-0077724 Register's Office for Davidson County, Tennessee, dated June 27, 2007 and recorded on June 29, 2007.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Fourth Revision of Subdivision of Phase 1- Nashville Highlands, of record at Instrument No. 20041019-0125465, Register's Office of Davidson County, Tennessee.
- Boundary Plat of record in Plat Book 7900, Page (s) 896 through 898 inclusive, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Eagle Ridge at the Reserve of record in Instrument Number 20011011-0110875, as corrected by Scrivener' s Affidavit of record in Instrument No. 20051129-0143344, Instrument No. 20030108-0003688 and Instrument No. 20030108-0003691, Register's Office for Davidson County, Tennessee.
- Charter for Eagle Ridge at the Reserve Home Owner's Association of record in Instrument Number 20010112-0003836, amended in Instrument Number 20010112-0003839, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20010116-0004521, Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20001103-0109348, in the Register's Office for Davidson County, Tennessee.
- Option Agreements of record in Book 5074, Page 856 (at Page 886) and Book 9600, page 924, and Conditional Release in Instrument No. 20000831-0086324, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.

• Drainage easement of record in Book 7861, Page 559, in the Register's Office for Davidson County, Tennessee.
• Easement for Construction and Maintenance of a Drainage Facility granted to the State of Tennessee of record in Book 8083, Page 534, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20140924-0087653, in the Register's Office for Davidson County, Tennessee.
• Plan of record in Instrument Number 20030106-0001894, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 Old Hickory Boulevard, Apt 2103, Nashville, Tennessee 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(S), their heirs and 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 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 the 2nd DAY OF MAY, 2016.

x _____
J. Christopher Simpson

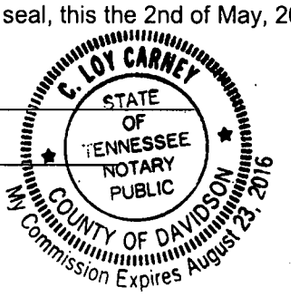
x _____
Carolyn Simpson by J. Christopher Simpson as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. CHRISTOPHER SIMPSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of May, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)

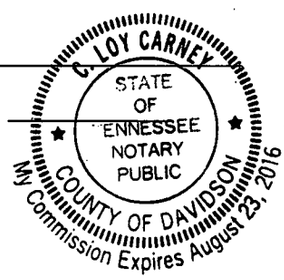


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. CHRISTOPHER SIMPSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CAROLYN SIMPSON, and who acknowledged he/she/they executed the same as the free act and deed of the said CAROLYN SIMPSON.

Witness my hand and official seal, this the 2nd of May, 2016.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212