BILL GARRETT, Davidson County
Trans: T20160044206 DEEDWARR
Recvd: 05/25/16 15:26 2 pgs
Fees: 13.00 Taxes: 947.20

20160525-0052795

Warranty Deed

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $256,000.00. Affiant Subscribed and sworn to before me, this the 18th day of May, 2016. Notary Public My commission expires: 11/20/18

THIS INSTRUMENT WAS PREPARED BY:
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Martha DeeAnn Wingo	Avenue Bank 111 10th Ave. South, Ste 200 Nashville, TN 37203	
320 Old Hickory Boulevard, #909		128-12-0A-046.00-CO
Nashville, TN 37221-1309		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PERRY FALK AND BROOKE CARSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTHA DEEANN WINGO, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit 46, Building No. 9 on the Plan of Section 9, Phase 1A, Eagle Ridge at the Reserve Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument No. 20011011-0110875, and Supplemented and Amended by Supplement and Amendment in No. 4 to Master Deed, of record in Instrument No. 20020313-0031652, 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 plan 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 description of such unit.

Being the same property conveyed to Connor Kilpatrick by Warranty deed from William R. Romero and wife, Connie Romero of record in Instrument No. 20080219-0016012 Register's Office for Davidson County, Tennessee, dated February 14, 2008 and recorded on February 19, 2008.

Being the same property conveyed to Perry Falk and Brooke Carson, husband and wife by Warranty deed from Connor Kilpatrick and Caroline Kilpatrick husband and wife of record in Instrument No. 20150924-0097416 Register's Office for Davidson County, Tennessee, dated September 18, 2015 and recorded on September 24, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 320 Old Hickory Boulevard, #909, Nashville, TN 37221-1309.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of May, 2016.

Perry Falk

Brooke Carson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Perry Falk and Brooke Carson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of May, 2016.

ANGIE L. LAWLESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

Notary Public

My Commission Expires: