WARRANTY DEED

G-P-16-320-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-22-2017

(AFFIX SEAL)

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160066393 DEEDWARR
Recvd: 08/02/16 11:59 2 pgs
Fees: 13.00 Taxes: 945.35
20160802-0079677

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:	
Brian Schafer	Guaranteed Rate	
(NAME)	(NAME)	**128-12-0A-119.00-CO**
320 Old Hickory Boulevard Unit 2707	3940 North Ravenswood	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-7383	Chicago, IL 60613	
(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, **RYAN G. HEMBY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN SCHAFER, A SINGLE 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:

Land in Davidson County, Tennessee, being Unit No. 119, Building No. 27, on the Plan of Eagle Ridge at the Reserve, Section 7, Phase 1B, of record 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. 21, to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-0003694, 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 Maser 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 Ryan G. Hemby, unmarried by Warranty deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20031126-0171801 Register's Office for Davidson County, Tennessee, dated November 25, 2003 and recorded on November 26, 2003.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 896 through 898, inclusive and Instrument No. 20030106-0001894, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Eagle Ridge at the Reserve of record in Instrument Number 20011011-0110875, amended by Supplement and Amendment No. 21 recorded in Instrument No. 20030108-0003694, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20010112-0003836 amended in Instrument No. 20010112-0003839, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Drainage of record in Book 7861, Page 559 and Book 8083, Page 534, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20001103-0109348, in the Register's Office for DavidsonCounty, Tennessee.
- Grant of Easement of record in Instrument Number 20140924-0087653, in the Register's Office for DavidsonCounty, 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 Unit 2707 , Nashville, Tennessee 37221-7383**.

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 1st DAY OF AUGUST, 2016.

Ryan G. Hemby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN G. HEMBY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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

Mail to:

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800