WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-34572

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/31/2020

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy F. Rawding and Chrisi H. Rawding	New Owner	128120A03700CO
(NAME)	(NAME)	
320 Old Hickory Blvd., # 707		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Christian Patrick DePriest , unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Timothy F. Rawding and Chrisi H. Rawding, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 37, Building No. 7 on the plan of Section 7, Phase 1A, Eagle Ridge at the Reserve Condominiums, A horizontal Property Regime, Created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed and By-Laws, of record in Instrument No. 200110110110875, as supplemented and amended by supplement and amendment No. 10 to the Master Deed of record in Instrument No. 200205240063776, as corrected to supplement and amended by supplement and amendment No. 10 to the Master Deed of record in Instrument No. 200205300065658, 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 Condominium 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 Christian DePriest, unmarried by deed dated February 22, 2008 from James E. Jewett, unmarried of record in Instrument No. 20080225-0018365 Register's Office for Davidson County, Tennessee. Thereafter said property was vested in Christian Patrick DePriest, pursuant to a Final Decree of Divorce by Quitclaim Deed of Record in Instrument No. 20111115-0088990, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 320 Old Hickory Blvd., # 707, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20160103421 DEEDWARR
Recvd: 11/22/16 14:26 2 pgs
Fees:13.00 Taxes:943.50
20161122-0123398

Witness my/our hands this 18th day of November, 2016.

Christian Patrick DePriest

State of Tennessee
County of Davidson

Personally appeared before me Christian Patrick DePriest, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of November, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Rawding

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN