THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 170311119

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170037838 DEEDWARR
Recvd: 05/04/17 10:02 2 pgs
Fees:13.00 Taxes:1082.25
20170504-0044148

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $292,500.00.

Affiant

Subscribed and sworn to before me, this 1st day of May, 2017.

Notary Public
My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shelton Investments, LLC 6266 Wild Heron Way College Grove, TN 37064	New Owner	Tax Parcel ID No. 128-12-0A-06-100-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charlotte W. Smith n/k/a Charlotte Hensley, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shelton Investments, LLC, a Tennessee limited liability company** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 61, Building No. 13, of Eagle Ridge at The Reserve, Section 12, Phase 1A, 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 Eagle Ridge at the Reserve of record in Instrument Number 20011011-0110875 Scrivener's Affidavit of record in Instrument No. 20051129-0143344, and Supplemented and Amended by Supplement and Amendment No. 7 to the Master Deed, of record in Instrument No. 20020313-0031655, 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 thereof; said Unit being depicted on Exhibit A of Supplement and Amendment to the said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in the said Master Deed.

Being the same property conveyed to Charlotte W. Smith, unmarried by Warranty deed from Elizabeth Hope Bartow, unmarried of record in Instrument No. 20140128-0007802 Register's Office for Davidson County, Tennessee, dated January 24, 2014 and recorded on January 28, 2014.

Grantor warrants that she has never lived in the subject property as her marital residence and is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 7900, Pages 896 - 898 and Instrument Number 20010201-0009806, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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 with By-Laws appended thereto establishing a Horizontal Property Regime of Eagle Ridge at the Reserve, of record in Instrument Number 20011011-0110875, Scrivener' s Affidavit of record in Instrument No. 20051129-0143344, and Supplemented and Amended by Supplement and Amendment No. 7 to the Master Deed, of record in Instrument No. 20020313-0031655, Register's Office for Davidson County, Tennessee.
All matters shown on Exhibit "A" to the Master Deed of record in Instrument Number 20011011-0110875, Scrivener' s Affidavit of record in Instrument No. 20051129-0143344, and Supplemented and Amended by Supplement and Amendment No. 7 to the Master Deed, of record in Instrument No. 20020313-0031655, Register's Office for Davidson County, Tennessee.
Resolution of all members of Eagle Ridge at the Reserve, LLC of record in Instrument Number 20010720-0077384, in the Register's Office for Davidson County, Tennessee.
Charter for Eagle Ridge at the Reserve HOA of record in Instrument Number 20010112-0003836, amended in Instrument Number 20010112-0003839, 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 Davidson County, Tennessee.
Option Agreements of record in Book 5074, Page 856 and Book 9600, page 924, in the Register's Office for Davidson County, Tennessee. Conditional release of record as Instrument Number 20000831-0086324, 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.
Drainage facility easement 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.

This is improved property located at 320 Old Hickory Blvd. No 1311 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2017.

Charlotte W. Smith n/k/a Charlotte Hensley

Charlotte W Smith n/k/a Charlotte Hensley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charlotte W Smith n/k/a Charlotte Hensley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2017.

Kate Rosenthal

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018