WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/17 09:29 4 pgs
Fees:23.00 Taxes:1098.54
20170728-0076500

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 296,902.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bailey S. Rose & Donna Qualls	Bailey S. Rose & Donna Qualls	128120A03900CO
(NAME) 320 Old Hickory Blvd, #703	(NAME) 320 Old Hickory Blvd, #703	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 20th day of July, 2017 by and between **WYATT CHOCKLETT and PIA CHOCKLETT, husband and wife,** party of the first part, and **BAILEY S. ROSE, unmarried, and DONNA QUALLS, married, as joint tenants with right of survivorship,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Unit No. 39, Building No. 7 on the Plan of Section 7, Phase IA, Eagle Ridge at the Reserve Condominiums, as established by a Master Deed and By-Law, of record in Instrument No. 20011011-0110875, as supplemented and amended in Instrument No. 20020524-0063776, as corrected in Instrument No. 20020530-0065658, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description..

Being the same property conveyed to Wyatt Chocklett and Pia Chocklett, husband and wife by Warranty Deed from Matthew B. Mattingly and wife Alexis R. Mattingly, formerly known as Alexis A. Rowland, dated May 30, 2013 and recorded June 05, 2013 of record in Instrument No. 20130605-0057155, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Wyatt Chocklett
WYATT CHOCKLETT

Pia Chocklett
PIA CHOCKLETT

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WYATT CHOCKLETT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24 day of June, 2017

Commission expires: 10/29/19

Karen L Sweda
Notary Public

Karen L Sweda
10/29/19

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named PIA CHOCKLETT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24 day of June, 2017

Commission expires: 10/29/19

Karen L Sweda
Notary Public

Karen L Sweda

KAREN L. SWEDA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

KAREN L. SWEDA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-33329

EXHIBIT A

Rights of the Co-Owners of Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company in the general common elements and limited common elements as set forth in the Master Deed recorded in Instrument No. 20011011-0110875, Supplement and Amendment recorded as Instrument No. 20020524-0063776, Correction to Supplement and Amendment recorded as Instrument No. 20020530-0065658, in the Register's Office of Davidson County, Tennessee.

Grant of Easement recorded on September 24, 2014 in Instrument No. 20140924-0087653 in the Register's Office of Davidson County, Tennessee.

Charter of Eagle Ridge at the Reserve Homeowners' Association, Inc., recorded as Instrument No. 20010112-0003836 and Articles of Amendment to the Charter recorded as Instrument No. 20010112-003839, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

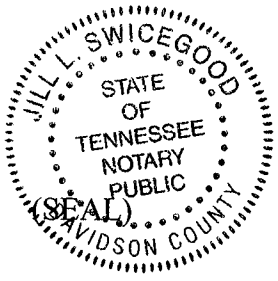
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018