THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 226685 **DEEDWARR**
05/07/2019 08:58:37 AM 2 pgs
Fees: $13.00 Taxes: $1,046.36

20190507-0042583

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **282,800.00.**

Robin Marlles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin Marlles	OWNER	MAP
320 Old Hickory Blvd. #2912		PARCEL 128-12-0A-180.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James Melville Sterrett and Joyce Mieko Sterrett, Trustees of The Sterrett Family Trust dated June 20, 2005**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robin Marlles**

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 2912, Building No. 13, on the Plan of Section 13, Phase 1D, Eagle Ridge at the Reserve 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 , to the Master Deed of record in Instrument No. 20040716-0084983, 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 herby 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 James M. Sterrett and Joyce M. Sterrett, Trustees of the Sterrett Family Trust U/A/D 6/20/2005 by Warranty deed from Brigitta Zimmermann of record in Instrument No. 20140613-0051817 Register's Office for Davidson County, Tennessee, dated June 09, 2014 and recorded on June 13, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **320 Old Hickory Blvd. #2912, Nashville, TN 37221.**

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.

Witness 2 hand(s) this the 1st day of May, 2019.

Sterrett Family Trust

James Melville Sterrett, Trustee

James Melville Sterrett, Individually

Joyce Mieko Sterrett, Trustee

Joyce Mieko Sterrett, Individually

STATE OF Hawaii
COUNTY OF Honolulu

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James Melville Sterrett and Joyce Mieko Sterrett** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **Sterrett Family Trust** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **James Melville Sterrett and Joyce Mieko Sterrett** as such **Trustees**.

Witness my hand and seal this the 1st day of May, 2019.

My Commission expires 06-24-2022

Notary Public

ERICA SHIGENAGA NOTARY PUBLIC No. 18-334 STATE OF HAWAII

STATE OF Hawaii
COUNTY OF Honolulu

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Melville Sterrett** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of May, 2019.

My Commission expires 06-24-2022

Notary Public

ERICA SHIGENAGA NOTARY PUBLIC No. 18-334 STATE OF HAWAII

STATE OF Hawaii
COUNTY OF Honolulu

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joyce Mieko Sterrett** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of May, 2019.

My Commission expires 06-24-2022

Notary Public

ERICA SHIGENAGA NOTARY PUBLIC No. 18-334 STATE OF HAWAII