THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34822-05-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $290,000.00 Affiant Subscribed and sworn to before me this 17th day of June, 2019. Notary Public My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

WARRANTY DEED

Address New Owner: Erica Scherle 320 Old Hickory Blvd. #505 Nashville, TN 37221	**Send Tax Bills To:** SIMMONS BANK 4220 N RODNEY PARHAM RD STE 300 LITTLE ROCK, AR 72212	**Tax Information:** Map and Parcel No.: 128 12 0 A 026 00CO

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, **Eddie D. Hamilton, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erica Marie Scherle, a single woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 320 Old Hickory Blvd. #505, Nashville, TN 37221..

This property is not now nor has it ever been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 246452 DEEDWARR
06/20/2019 03:47:03 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00

20190620-0059811

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of June, 2019.

Eddie D. Hamilton M.D.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eddie D. Hamilton M.D., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2019.

GEORGE E. MUDD JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 26 of Building 5, together with the appurtenant interest in the common elements of Eagle Ridge at The Reserve, Section 5, Phase 1A, a horizontal property regime established by Master Deed of record in Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 3 of record in Instrument No. 20020313-0031651, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A to the aforementioned Amendment No. 3 to the Master Deed of record in Instrument No. 20020313-0031651, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eddie D. Hamilton, M.D. by deed dated April 30, 2009 from Gary T. Dunn and wife, Cynthia S. Dunn of record in Instrument No. 20090512-0043711, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 128 12 0 A 026 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Eagle Ridge at The Reserve, of record in Instrument No. 20011011-0110875, amended in Instrument No. 20020313-0031651, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Boundary Plan of record as Instrument No. 20010201-0009806, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record attached as Exhibit A to Amendment No. 3 to the Master Deed of record in Instrument No. 20020313-0031651, Register's Office for Davidson County, Tennessee.
6. Easement for drainage of record in Book 7861, page 559 and Book 8083, page 534, Register's Office for Davidson County, Tennessee.
7. Sanitary Sewer Easement of record in Book 5074, pages 856 & 945, Instrument No. 20000720-0071583 and Instrument No. 20000915-0091869, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20001103-0109348, Register's Office for Davidson County, Tennessee.