THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $288,500.00. Nancy Enoch Affiant
First Title & Escrow Co., Inc. F Karen Johnson Davidson County Batch# 416218 DEEDWARR 06/16/2020 01:10:40 PM 3 pgs Fees: $18.00 Taxes: $1,067.45 20200616-0062153	Subscribed and sworn to before me this 15th day of June, 2020. Tracy Perry Notary Public My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mariel Rickert 320 Old Hickory Blvd #1505 Nashville, TN 37221	BancorpSouth P.O. Box 3790 Tupelo, MS 38803	Map and Parcel No.: 128120A07600CO

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, Emmie C. Smock, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Mariel Rickert, 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 #1505, Nashville, TN 37221.

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

And Grantor covenants that she 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 herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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.

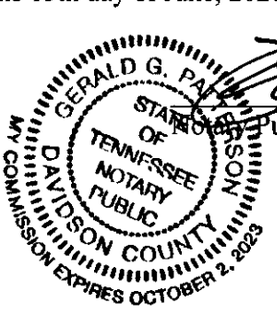
IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of June, 2020.

Emmie C. Smock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 15th day of June, 2020.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 76 of Building No. 15, together with the appurtenant interest in the common elements of Eagle Ridge at The Reserve, Section 13, 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. 8 of record in Instrument No. 20020313-0031656, Register's Office for Davidson County, Tennessee, said Unit being depicted on the ite Plan attached as Exhibit A to the aforementioned Amendment No. 8 to the Master Deed of record in Instrument No. 20020313-0031656, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emmie C. Smock, unmarried, by deed dated June 13, 2019 from Vijayashree K. Reddy, married, of record in Instrument No. 20190619-0059148, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 128120A07600CO.
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. 20020313-0031656, 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. 8 to the Master Deed of record in Instrument No. 20020313-0031656, 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.
9. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140924-0087653 and Instrument No. 20180611-0055669, Register's Office for Davidson County, Tennessee.
10. All matters shown on the plan of record in Plat Book 7900, page 896-898, Instrument No. 20030106-0001894, and Instrument No. 20041019-0125465, Register's Office for Davidson County, Tennessee.