THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30492

Karen Johnson Davidson County
Batch# 676278 DEEDWARR
07/14/2021 10:46:39 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20210714-0094611

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2021

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Michael Hendley	NEW OWNER	MAP
320 Old Hickory Blvd. #2000		PARCEL 128-12-0A-150.00-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, **Dean T. Morgan, and Pamela A. Poley, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Michael Hendley and Julie Agnes Hendley, husband and wife**

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 No. 150, Building No. 20 of Eagle Ridge at the Reserve, Section 10, Phase 1B, as attached in Exhibit "A", a Horizontal Property Regime, created under Title 66, Section 27-101, as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 24 to the Master Deed of Eagle Ridge at the Reserve, of record as Instrument No. 20030108-0003697, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Dean T. Morgan, and unmarried man and Pamela A. Poley, unmarried by deed from Melissa Youngblood and husband, John Youngblood of record in Instrument No. 20131122-0120594 Register's Office for Davidson County, Tennessee, dated August 27, 2013 and recorded on November 22, 2013.

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. #2000, 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 my hand( ) this the 12th day of July, 2021.

Dean T. Morgan

Pamela A. Poley

STATE OF NEW YORK
COUNTY OF ERIE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dean T. Morgan** 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 for the purposes therein contained.

Witness my hand and official seal this the 12th day of July, 2021.

My Commission expires: 5-24-2022

Notary Public

MARK E. ESCOTT
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ES6222401
Qualified in Erie County
Commission Expires May 24, 2022

STATE OF NEW YORK
COUNTY OF ERIE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pamela A. Poley** 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 12th day of July, 2021.

MARK E. ESCOTT
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ES6222401
Qualified in Erie County
Commission Expires May 24, 2022

My Commission expires: 5-24-2022

Notary Public