WARRANTY DEED

FILE BOX 19B
03-8-040-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,656.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of August, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RE-RECORD

Davidson County DEEDWARR
Recvd: 11/06/03 09:04 4pgs
Fees:22.00 Taxes:0.00

20031106-0162854

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
FREDERIC J. SCHRENGER AND VERONICA M. SCHRENGER	" NEW OWNER "	128-12-0-A
(NAME) 320 Old Hickory Blvd #701	(NAME)	* 040.00C0
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **EAGLE RIDGE AT THE RESERVE,LLC A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FREDERIC J. SCHRENGER AND WIFE, VERONICA M. SCHRENGER**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* 40

LAND in Davidson County, Tennessee being Unit No. 8, Building No. 7, on the Plan of Section 7, Phase 1A, 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 No. 10, to the Master Deed, of record in Instrument No. 20020524-0063776, as corrected by Correction to Supplement and Amendment No. 10 of record in Instrument No. 20020530-0065658, 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 hereby 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 part of the same property conveyed to EAGLE RIDGE AT THE RESERVE, LLC, by Deed from NASHVILLE HIGHLANDS, LLC, of record in Instrument No. 20000831-0086325, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Eagle Ridge at the Reserve, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 320 Old Hickory Blvd #701, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 09/02/03 09:41 2pgs
Fees:13.00 Taxes:838.63

[redacted]

20030902-0126348

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 28th day of August, 2003

EAGLE RIDGE AT THE RESERVE, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
Cynthia M. Andrews, Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **CYNTHIA M. ANDREWS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon she oath acknowledged herself to be the AUTHORIZED AGENT of **EAGLE RIDGE AT THE RESERVE,LLC**, the within named bargainor(s), a Tennessee Limited Liability Company, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of August, 2003.

My Commission Expires: 03/31/07

_____
Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

TO RECORDER:
LIST IN DIRECT INDEX UNDER:
EAGLE RIDGE AT THE RESERVE, LLC, GRANTOR
TO
FREDERIC J. SCHRENGER AND WIFE, VERONICA M. SCHRENGER, GRANTEES

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Peter Weiss, Attorney at Law, a resident of Davidson County, Tennessee, and of lawful age, hereinafter referred to as "Affiant," being first duly sworn according to law, deposes and states as follows:

1. That Affiant, as principal of Weiss & Weiss, Attorneys at Law, on August 28, 2003 , prepared a Warranty Deed (the "Warranty Deed") conveying certain real property from Eagle Ridge at the Reserve, LLC, A Tennessee Limited Liability Company, as Grantor, to Frederic J. Schrenger and wife, Veronica M. Schrenger, as Grantees.

2. That the subject Warranty Deed was recorded on September 02, 2003, in Instrument No. 20030902-0126348, in the Register's Office for Davidson County, Tennessee.

3. That through mistake and inadvertence, the Affiant incorrectly recited the Unit Number of the real property being conveyed on the Warranty Deed as, Unit No. 35, in lieu of the correct Unit Number being conveyed, namely, Unit No. 40.

4. The Affiant makes this Affidavit for the purpose of correcting the Unit Number of the real property being conveyed on and by the Warranty Deed from, Unit No. 35, to the correct Unit Number, namely, Unit No. 40, as shown on the subject Warranty Deed being re-recorded for the purposes recited herein and to which this Scrivener's Affidavit has been attached, as Exhibit "A".

PETER WEISS, Attorney at Law
Affiant

Sworn to and subscribed before me this 5th. day of November, 2003.

My Commission Expires: 3/31/2007

Notary Public

DEE FILES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PETER WEISS, Attorney at Law, the bargainor, 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 and official seal at Brentwood, Tennessee, this 5th. day of November, 2003.

My Commission Expires: 3/31/2007

Notary Public

