Davidson County DEEDWARR
Recvd: 04/07/04 08:05 4pgs
Fees:22.00 Taxes:0.00
20040407-0039142

FILE BOX 19B

TO RECORDER:
LIST IN DIRECT INDEX UNDER:
EAGLE RIDGE AT THE RESERVE, LLC, GRANTOR
TO
CHRISTY L. BALLARD, UNMARRIED

Map&Parcel 128-12-0-A-097.00co

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 May 8, 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 Christy L. Ballard, Unmarried, as Grantee.

2. That the subject Warranty Deed was recorded on May 9, 2003, in Instrument No. 20030509-0062745, in the Register's Office for Davidson County, Tennessee.

3. That through mistake and inadvertence, the Affiant incorrectly recited the Unit Number of the subject property in the legal description of the Warranty Deed as, Unit No. 94, Building No. 21, on the Plan of Section 4, Phase 1B, Eagle Ridge at The Reserve Condominiums, in lieu of the correct Unit Number, namely Unit No.97.

4. That there is no Unit No. 94 in Building No. 21, on the Plan of Section 4, Phase 1B, Eagle Ridge at The Reserve Condominiums.

5. The Affiant makes this Affidavit for the purpose of correcting the Unit Number on the Warranty Deed, from Unit No. 94 to Unit No. 97, Building No. 21, on the Plan of Section 4, Phase 1B, Eagle Ridge at The Reserve Condominiums, as shown on the subject Warranty Deed, a copy of which and for the purposes recited herein, has been attached to this Scrivener's Affidavit as, Exhibit "A".

PETER WEISS, Attorney at Law
Affiant

Sworn to and subscribed before me this 1st. day of April, 2004.

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

Notary Public

My Commission Expires: 3/31/2007

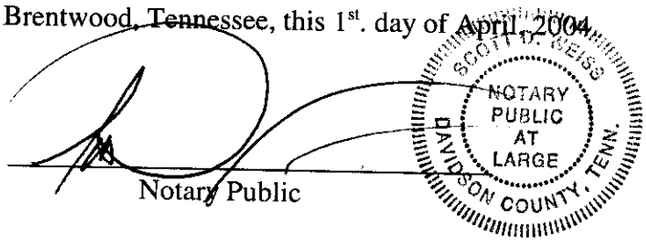
PREPARED BY:
PETER WEISS, ATTORNEY AT LAW
761 OLD HICKORY BLVD., STE. 102
BRENTWOOD, TN 37027

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 1st. day of April, 2004.



My Commission Expires: 3/31/2007

Notary Public

EXHIBIT "A"

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

FILE BOX 19B
03-4-065-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,016.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of May, 2003

Notary Public

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

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
CHRISTY L. BALLARD (NAME)	GMAC MORTGAGE CORPORATION (NAME)	128-12-0-A
320 Old Hickory Blvd. #2107 (ADDRESS)	100 Witmer Road (ADDRESS)	097.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Horsham, PA 19044-0963 (CITY) (STATE)	

Davidson County DEEDWARR
Recvd: 05/09/03 14:02 2pgs
Fees:13.00 Taxes:684.56

20030509-0062745

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 **CHRISTY L. BALLARD UNMARRIED**, 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:

LAND in Davidson County, Tennessee being Unit No. 94, Building No. 21, on the Plan of Section 4, Phase 1B, 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. 18, to the Master Deed, of record in Instrument No. 20030108-0003691, 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, a Tennessee Limited Liability Company, by Deed from Nashville Highland, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20000831-0086325, and in Instrument No. 20030507-0061325, 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. #2107, Nashville, TN, 37221.

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

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 8th day of May, 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 her 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 8th day of May, 2003.

My Commission Expires: 3/31/07

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.