WARRANTY DEED

FILE BOX 19B
04-08-017-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of August, 2004

Notary Public

My Commission Expires: 3/31/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/02/04 15:20 2pgs
Fees:13.00 Taxes:732.60

20040902-0106550

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
KWASI I. KENA AND ABENA S. FOSUA	PRIMARY RESIDENTIAL MORTGAGE, INC.	128-12-0-A
(NAME) 320 Old Hickory Blvd. #1206	(NAME) 4750 West Wiley Post Way #200	069.00 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Salt Lake City, UTAH 84116	
(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, **CHRISTOPHER PRICE, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KWASI I. KENA AND WIFE, ABENA S. FOSUA**, 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. 69, Building No. 12, on the Plan of Section 10, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq as amended, 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. 6 to the Master Deed, of record in Instrument No. 20020313-0031654 , 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 the same property conveyed to Christopher Price, Unmarried, by Deed from Eagle Ridge at the Reserve, LLC, A Tennessee Limited Liability Co, dated November 14, 2002, of record in Instrument No. 20021115-0142128 and Re-Recorded in Instrument No. 20040902-0106548, 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 Condominiums, 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.

THIS instrument is being executed in behalf of **CHRISTOPHER PRICE** pursuant to a Power of Attorney executed by same on the 6th day of August, 2004, and being filed for record in Instrument No. 20040818-0099807, and being re-recorded in Instrument No. 20040902-0106549, recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 320 Old Hickory Blvd. #1206, 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, my hand, this 31st day of August, 2004

Christopher Price

CHRISTOPHER PRICE

By: _____

DAVID A. PRICE, ATTORNEY-IN-FACT

STATE OF Tennessee)
COUNTY OF Davidson)

On this 31st day of August, 2004, before me personally appeared **DAVID A. PRICE**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **CHRISTOPHER PRICE**, and acknowledged that he executed the same as the free act and deed of the said CHRISTOPHER PRICE.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of August, 2004.

My Commission Expires: 03/31/07

_____
Notary Public

