This instrument prepared by:
Brenda R. Lehman, Attorney At Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

Davidson County DEEDWARR
Recvd: 06/20/05 13:19 3 pgs
Fees:18.00 Taxes:775.15
20050620-0070369

File No.: **2120-800019**

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-seventh day of May, 2005**, by and between **Olga Bondar, unmarried**, parties of the first part, and **Avis Fields**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 147, BUILDING NO. 20, ON THE PLAN OF EAGLE RIDGE AT THE RESERVE, SECTION 10, PHASE 1B, OF RECORD IN EXHIBIT "A" 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. 24, TO THE MASTER DEED OF EAGLE RIDGE AT THE RESERVE, OF RECORD IN INSTRUMENT NO. 20030108-0003697, 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 Olga Bondar, unmarried from Eagle Ridge At The Reserve, LLC a Tennessee Limited Liability Company, by virtue of Warranty Deed as recorded on 10/31/2003 in Instrument Number 20031031-0160351, in the Register's Office for Davidson County, Tennessee.

This conveyance is made 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.

Parcel ID # **128-12-0-A 147.00 CO**

X Improved OR
Unimproved property located at: **320 Old Hickory Blvd., #2006, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Olga Bondar

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Olga Bondar, unmarried** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-seventh day of May, 2005.**

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman Notary Public At Large Williamson County, Tennessee

****

Owner's Name: **Avis Fields**

and Address: **320 Old Hickory Blvd., #2006**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Same

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$209,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-seventh day of May, 2005.**

Notary Public

My Commission Expires: 11-6-06

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.
MY COMMISSION EXPIRES NOVEMBER 6, 2006