# WARRANTY DEED

FILE BOX 19B
05-07-027-J

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of August, 2005

Notary Public

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

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

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **DIANNE S. DYCUS, UNMARRIED** | **FIRST TRUST BANK FOR SAVINGS** | 128-12-0-A |
| (NAME) 320 Old Hickory Blvd #2918 | (NAME) P.O. Box 1757 | 183.00CO |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) Memphis, TN 38187-0257 | |
| (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 **DIANNE S. DYCUS, UNMARRIED**, hereinafter called the Grantee(s), 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 Lot No. 2918, Building No. 15, on the Plan of Section 15 Phase 1D, on the Plan of EAGLE RIDGE AT THE RESERVE, 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. 41 to the Master Deed, of record in Instrument No. 20040716-0084985, 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 EAGLE RIDGE AT THE RESERVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from NASHVILLE HIGHLANDS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in, Instrument No. 20040528-0062849, 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, 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 #2918, Nashville, TN, 37221.

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

Davidson County DEEDWARR
Recvd: 08/05/05 15:38 2 pgs
Fees:13.00 Taxes:899.10

20050805-0092817

**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 day of August, 2005

**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 State 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 A TENNESSEE LIMITED LIABILITY COMPANY,** 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 day of August, 2005.

My Commission Expires: 03/31/07

_____
Notary Public

