WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/31/05 15:48 2 pgs
Fees:13.00 Taxes:962.00

20050831-0104664

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th day of August, 2005

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 7-19-08 (AFFIX SEAL)

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
LISA CAROL BALLARD, UNMARRIED	First Horizon Home Loans	128-12-0-A
(NAME) 320 Old Hickory Blvd #2101	(NAME) P. O. Box 746	100.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Memphis TN 38101	
(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 RAJEAN BROWN, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LISA CAROL 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. 100, Building No. 21 on the Plan of Section 4, Phase 1-B, EAGLE RIDGE AT THE RESERVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to CHRISTOPHER RAJEAN BROWN, UNMARRIED, by Deed from EAGLE RIDGE AT THE RESERVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, July 24, 2003, of record in Instrument No. 20030730-0107846, 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.

THIS instrument is being executed in behalf of CHRISTOPHER RAJEAN BROWN pursuant to a Power of Attorney executed by same on the 26th day of August, 2005, and being filed for record in Instrument No. _____, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 320 Old Hickory Blvd #2101, 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 26th day of August, 2005

Christopher Rajean Brown

CHRISTOPHER RAJEAN BROWN

BY: Michelle Leigh Tibbetts

MICHELLE LEIGH TIBBETTS, ATTORNEY-IN-FACT

STATE OF Tennessee
COUNTY OF Davidson

On this 26th day of August, 2005, before me personally appeared MICHELLE LEIGH TIBBETTS, 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 RAJEAN BROWN, and acknowledged that she executed the same as the free act and deed of the said Christopher Rajean Brown.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of August, 2005.

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

My Commission Expires: 03/31/07

Notary Public