Davidson County DEEDWARR
Recvd: 01/13/06 13:50 2 pgs
Fees:13.00 Taxes:767.75

20060113-0005541

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Nancy Ourso	Nancy Ourso	128-12-0-A
320 Old Hickory Boulevard #2002	320 Old Hickory Boulevard #2002	GROUP
Nashville, Tennessee 37221	Nashville, Tennessee 37221	PARCEL 149.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seven Thousand Five Hundred Dollars and Zero Cents ($207,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Wendy M. Warren, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Nancy Ourso, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. 149, Building No. 20, of Eagle Ridge at the Reserve, Section 10, Phase 1B, 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 of Eagle Ridge at the Reserve of record as 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 as 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" attached to the aforementioned Master Deed for a more complete identification and description of said unit.

BEING the same property conveyed to Wendy M. Hall, unmarried, by deed dated September 25, 2003, from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20030926-0143026 in the Register's Office for Davidson County, Tennessee; the said Wendy M. Hall having since married and is now known as Wendy M. Warren.

Michael R. Warren, spouse of Wendy M. Warren, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 320 Old Hickory Boulevard #2002, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs 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 my hand this 9th day of January, 2006.

Michael R. Warren

Wendy M Warren

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Wendy M. Warren and Michael R. Warren, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of January, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY