RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/24/06 11:42 2 pgs
Fees:13.00 Taxes:754.80
20060124-0009091

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE Exp. 5/22/06 DICKSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ryan P. Davis | CitiMortgage, Inc. | |
| (NAME) 320 Old Hickory Boulevard, Unit 507 | (NAME) 1000 Technology Drive | Map 128-12-0A |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) O'Fallon, MO 63368-2240 | Parcel 25.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **JAMES SLEETH, UNMARRIED, AND RUTH A. FERGERSON, UNMARRIED,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RYAN P. DAVIS, A SINGLE PERSON,** hereinafter called the Grantee, his 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. 25, Building No. 5 of Section 5, 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 of Eagle Ridge at the Reserve of record in Book 200110110110875, as Supplemented and Amended by Supplement and Amendment No. 3 to the Master Deed of record in Instrument No. 200203130031651, 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.

Being the same property conveyed to James Sleeth, unmarried and Ruth A. Fergerson, unmarried, as joint tenants with right of survivorship by deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Co., dated November 26, 2002, of record in Instrument No. 20021203-0148665, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 320 Old Hickory Boulevard, Unit 507, Nashville, TN 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 heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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 our hands this 20th day of January, 2006.

James Sleeth

Ruth A. Fergerson

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Sleeth and Ruth A. Fergerson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 20th day of January, 2006.

Commission expires:

Notary Public

