File No. 260100670

WARRANTY DEED

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009.~~ (1-26-09)

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/17/06 12:11 2 pgs
Fees:13.00 Taxes:945.35

20060217-0019398

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Mitchell Newmark	OWNR	Map 128-12-0A Parcel 113.00
(NAME)	(NAME)	
320 Old Hickory Boulevard, No. 2507		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, he, **Michael H. Jones, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Mitchell Newmark, unmarried**, 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 all of Unit No. 113, on the Plan of Eagle Ridge at the Reserve, Section 9, Phase 1B, as shown by plat appearing on Exhibit A to the Master Deed of Record in Instrument No. 200110110110875, and in Instrument No. 200301080003696, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Unit.

Being the same property conveyed to Michael H. Jones, unmarried by Warranty Deed dated May 29, 2004 of record in Instrument No. 20040503-0050238, Register's Office for Davidson County, Tennessee.

Master Deed and by-laws of Record in Instrument No. 20011011-0110875, and in Instrument No. 20030108-003696, Register's Office for Davidson County, Tennessee; Storm water Detention Agreement of Record in Instrument No. 20001103-0109348, said Register's Office; Easement to Harpeth Valley Utility District of Record in Instrument No. 20050721-0084650, said Register's Office; Subject to Nashville Highland plat of Record in Instrument No. 20030106-0001894 and in Instrument No. 20041019-0125465, said Register's Office; Quit Claim Deed to the Reserve Service Association for the common area and access easement of Record in Instrument No. 20040729-0090682, said Register's Office; Charter for Reserve Service Association of Record in Instrument No. 20010926-0104193, said Register's Office; Charter for Eagle Ridge of the Reserve HOA of Record in Instrument No. 20010112-0003836, and in Instrument No. 20010102-0003839, said Register's Office; Sanitary Sewer Easement of Record in Book 5074, page 945, and in Instrument No. 20000720-0071583, and in Instrument No. 20000915-0091869, said Register's Office; Drainage Easement of Record in Book 7861, page 559, and in Book 8083, page 534, said Register's Office; Subject to any and all matters of record in Master Deed of Record ion Instrument No. 20011011-0110875 and in Instrument No. 20030108-0003696, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 320 Old Hickory Boulevard Townhome 2507, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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/our hand(s) this 14th day of February, 2006.

Michael H Jones

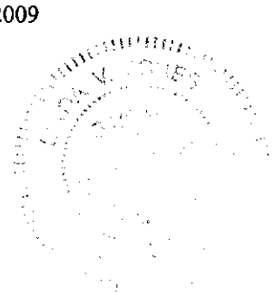
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael H. Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of February, 2006.

Commission expires: June 22, 2009



Linda V. Jones Notary Public

(seal)

File Number: 260100670

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122