Davidson County DEEDWARR
Recvd: 04/28/06 14:00 2 pgs
Fees:13.00 Taxes:841.75

20060428-0049014

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2006.

Notary Public

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

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
Jenny Hardison	First Horizon Home Loan Corporation dba First Tennessee Home Loans	128-12-0-A
320 Old Hickory Boulevard #1103	P.O. Box 146	GROUP
Nashville, Tennessee 37221	Memphis, Tennessee 38101	PARCEL 059.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Seven Thousand Five Hundred Dollars and Zero Cents ($227,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Abigail M. Norman, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jenny Hardison and husband, Paul Hardison, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. 59, Building No. 11, on the Plan of Section 11, Phase 1A, EAGLE RIDGE AT THE RESERVE 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 as Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 11 to the Master Deed of Eagle Ridge at the Reserve, of record as Instrument No. 20020524-0063777 in the 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 in said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed t Abigail M. Norman, unmarried, by deed dated December 19, 2002, from Eagle Ridge At The Reserve, LLC, a Tennessee limited liability company, of record as Instrument No. 20021227-0159321 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, easements, covenants, conditions and restrictions 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 Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 320 Old Hickory Boulevard #1103, 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 Grantees, their heirs and assigns forever; and I do covenant with the said Grantees 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 Grantees, their 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 27th day of April, 2006.

Abigail M. Norman

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 Abigail M. Norman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY