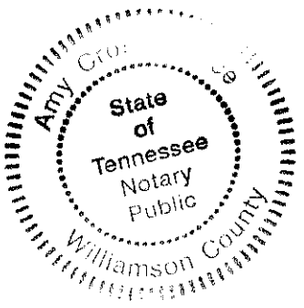
WARRANTY DEED



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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$270,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF APRIL, 2006.**

Notary Public

MY COMMISSION EXPIRES: 4/21/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT N. CATANACH	REALTY MORTGAGE CORP.	**128-12-A-23CO**
(NAME) **320 OLD HICKORY BLVD. # 511**	(NAME) 7000 EXECUTIVE CENTER DRIVE	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) BRENTWOOD, TN 37067	
(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, **STEVE M. BEGALMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT N. CATANACH** and ~~TREVERIS CATANACH~~ * **Belinda D Catanach, husband and wife**, 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:

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT NO. 23 BUILDING NO. 5 ON THE PLAN 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 IN TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED AND BY-LAWS, OF RECORD IN INSTRUMENT NO. 20011011-0110875, AS SUPPLEMENTED AND AMENDED BY SUPPLEMENT AND AMENDMENT NO. 3, TO THE MASTER DEED, OF RECORD IN INSTRUMENT NO. 20020313-0031651, 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 TE RESERVE CONDOMINIUMS AS SHOWN ON EXHIBIT "A" TO THE MASTER DEED, OF RECORD AS AFOREMENTIONED, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO STEVE M. BEGALMAN, UNMARRIED BY DEED FROM EAGLE RIDGE AT THE RESERVE, LLC OF RECORD IN INSTRUMENT NO. 20031125-0171385, DATED NOVEMBER 20, 2003 AND RECORDED NOVEMBER 25, 2003, CORRECTED IN INSTRUMENT NO. 20051212-0148990, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **320 OLD HICKORY BLVD. # 511, 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 GRANTEES, their heirs 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 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 **28th day of April, 2006.**

Davidson County DEEDWARR
Recvd: 05/01/06 09:20 2 pgs
Fees:13.00 Taxes:999.00
20060501-0049321

STEVE M. BEGALMAN

TREVERIS BEGALMAN

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **STEVE M. BEGALMAN and TREVERIS BEGALMAN** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

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

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

