RETURN TO:
PREMIER ESCROW, LLC
~~4301 HILLSBORO ROAD, STE 300~~
NASHVILLE, TN 37215

BOX 10-A

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $239,200.00

Affiant

Subscribed and sworn to before me, this 7th day of July, 2006.

Notary Public

My commission expires:_____

Davidson County DEEDWARR
Recvd: 07/10/06 10:41 2 pgs
Fees:13.00 Taxes:885.04

20060710-0082265

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Bruce Ernst	ABN AMRO Mortgage Group Inc	**Map 128-12-O-A, Parcel 5-CO**
320 Old Hickory Blvd., Unit 103	2600 W. Big Beaver Road	
Nashville, TN 37221	Troy, MI 48084	

FOR AND IN 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 ACKNOWLEDGE, WE,

Julia F. Hubbard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Bruce Ernst

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:

Land in Davidson County, Tennessee, being Unit No. 5, Building No. 1, on the Plan of Section 1, 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 and By-Laws, of record in Instrument No. 20011011-0110875, 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, Register's Office for Davidson County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Julia F. Hubbard, unmarried, by Warranty Deed, from Eagle Ridge at the Reserve, LLC, of record in Instrument No. 20020516-0060421, Dted May 15, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, pages 896-898 and Instrument No. 20041019-0125465, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20010116-0004521, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 20010112-0003836, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20001103-0109348, Register's Office for Davidson County, Tennessee.
Drainage Easement of record in Book 7861, page 559, Register's Office for Davidson County, Tennessee.
Drainage Facility Easement of record in Book 8083, page 534, Register's Office for Davidson County, Tennessee.
Resolution of record in Instrument No. 20010720-0077384, Register's Office for Davidson County, Tennessee.
Master Deed of record in Instrument No. 20011011-0110875, Register's Office for Davidson County, Tennessee.
Subject to rights of other in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 320 Old Hickory Blvd., Unit 103, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 7th day of July, 2006.

Julia F. Hubbard

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Julia F. Hubbard, unmarried , the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2006.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 11, 2009

My Commission Expires:_____

File #: **06484-SH**
RECORD & RETURN TO:

RETURN TO:
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NASHVILLE, TN 37215