6

Davidson County DEEDWARR
Recvd: 02/28/07 08:26 2 pgs
Fees:13.00 Taxes:869.50

20070228-0024369

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2007

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(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
Cyrus L. Booker	SAME	128-12-A-25CO
(NAME) 320 Old Hickory Boulevard / Unit 507	(NAME)	
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS)	
(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, **Ryan P. Davis, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cyrus L. Booker and Cherie A. Booker, 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:

LAND IN DAVDSON COUNTY, TENNESSEE BEING UNIT NO. 25, 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, 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 THE RESERVE CONDOMINIUMS AS SHOWN ON EXHIBIT "A" TO THE MASTER DEED, OF RECORD AS AFOREMENTIONED, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFACTION AND DESCRIPTION OF SAID UNIT.

Being the same property conveyed to Ryan P. Davis, a single person by General Warranty Deed from James Sleeth and Ruth A. Ferguson dated January 24, 2006 of record in Instrument No. 20060124-0009091 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 320 Old Hickory Boulevard / Unit 507, 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 my hand this 26th day of February, 2007.

Ryan P. Davis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Ryan P. Davis, a single person**, with whom I am personally acquainted, and whom, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 26th day of February, 2007.

Commission expires: July 19, 2008

JUSTIN TATUM NOTARY PUBLIC STATE OF TENNESSEE JULY 19, 2008 DAVIDSON COUNTY

Justin Tatum Notary Public

My Commission Expires JULY 19,2008