BOX 188

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26452-04-2007** **Record & Return To:** **Advantage Title** **109 Kenner Avenue** **Nashville, TN 37205**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $219,000.00. Beth Weaver Affiant Subscribed and sworn to before me this 20th day of April, 2007. Notary Public My Commission Expires:

APRIL N. PROVO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

WARRANTY DEED

Address New Owner: Janice Tant 320 Old Hickory Blvd., Unit 2705 Nashville, TN 37221	**Send Tax Bills To:** Countrywide Home Loans P.O. Box 660694 Dallas, TX 75266-0694	**Tax Information:** Map and Parcel No.: 128-12-0-A

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zoltan Verebelyi and wife, Linda Verebelyi and Michele Verebelyi, a single person**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janice Tant, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 320 Old Hickory Blvd., Unit 2705, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of April, 2007.

Zoltan Verebelyi by

Zoltan Verebelyi by George E. Mudter, Jr., as Attorney-in-Fact pursuant to Power of Attorney recorded as Instrument No. 20070503005307 4 Register's Office, Davidson County, Tennessee.

Michele Verebelyi by Beth Weaver

Michele Verebelyi by Beth Weaver, as Attorney-in-Fact pursuant to Power of Attorney recorded as Instrument No. 20070503005307 3 Register's Office, Davidson County, Tennessee.

Linda Verebelyi by

Linda Verebelyi by George E. Mudter, Jr., as Attorney-in-Fact pursuant to Power of Attorney recorded as Instrument No. 20070503005307 4 Register's Office, Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/03/07 12:01 2 pgs
Fees:13.00 Taxes:810.30

20070503-0053075

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, George E. Mudter, Jr., 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 on behalf of Zoltan Verebelyi and Linda Verebelyi as their Attorney-In-Fact, as the free act and deed of the within named Zoltan Verebelyi and Linda Verebelyi.

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2007.

NOTARY PUBLIC

APRIL N. PROVO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Beth Weaver, 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 on behalf of Michele Verebelyi as her Attorney-In-Fact, as the free act and deed of the within named Michele Verebelyi.

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2007

NOTARY PUBLIC

APRIL N. PROVO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT 1

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 120, Building No. 27, together with the appurtenant interest in the common elements of Eagle Ridge At The Reserve, Section 7, Phase 1B, a horizontal property regime established by Master Deed, of record as Instrument No. 20011011-0110875 as amended in Instrument No. 20030108-0003694, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned amendment to the Master Deed.

Being the same property conveyed to Zoltan Verebelyi and wife, Linda Verebelyi and Michele Verebelyi by Warranty Deed dated April 16, 2004, from Mitzi G. Maddox, unmarried, recorded as Instrument Number 20040423-0046503, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Eagle Ridge at The Reserve Homeowner's Association of record in Instrument No. 20010112-0003836, amended as Instrument No. 20010112-0003839, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Eagle Ridge at The Reserve, of record in Instrument No. 2001011-0110875, amended in Instrument No. 20020524-0063780, Instrument No. 20030108-0003688 and Instrument No. 20030108-0003694, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of Robertson Highlands of record in Book 7900, pages 896-898, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20030106-0001894, Register's Office for Davidson County, Tennessee.
7. Easement for drainage of record in Book 7861, page 559 and Book 8083, page 534, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20001103-0109348, Register's Office for Davidson County, Tennessee.