WARRANTY DEED



State of Tennessee)
County of Davidson)

07-04-045-C

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Barbara Allen Kerr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th day of May, 2007

Pete Weiss
Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
AUGUSTA VICTORIA FELTON, UNMARRIED	NEW OWNER	128-12-A
(NAME) 320 Old Hickory Blvd # 2904	(NAME)	176.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **EAGLE RIDGE AT THE RESERVE,LLC A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AUGUSTA VICTORIA FELTON, UNMARRIED**, hereinafter called the Grantee(s), 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 Parcel No. 176, Unit No. 2904, Building No. 11 on the Plan of A Horizontal Property Regime, Section 11, Phase 1D, Eagle Ridge at the Reserve of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 37 to the Master Deed of record in Instrument No. 20040716-0084981, all in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for am ore complete and accurate legal description thereof.

BEING the same property conveyed to Eagle Ridge at the Reserve, L.L.C., A Tennessee Limited Liability Company, by Deed from Nashville Highlands, L.L.C., A Tennessee Limited Liability Company of record in Instrument No. 20040528-0062849, dated 5/20/2004, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 05/11/07 09:36 2 pgs
Fees:13.00 Taxes:980.50
20070511-0056603

BEING unimproved ☐
Improved ☒ property known as: 320 Old Hickory Blvd # 2904, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 9th day of May, 2007

EAGLE RIDGE AT THE RESERVE, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
Cynthia M. Andrews, Authorized Agent

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **CYNTHIA M. ANDREWS, AUTHORIZED AGENT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the AUTHORIZED AGENTS of **EAGLE RIDGE AT THE RESERVE,LLC A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), a Tennessee LIMITED LIABILITY COMPANY, and that she as such AUTHORIZED AGENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LIMITED LIABILITY COMPANY by herself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of May, 2007.

My Commission Expires: 01/03/11

_____
Notary Public

