Davidson County DEEDWARR
Recvd: 05/14/07 14:31 2 pgs
Fees:13.00 Taxes:821.40

20070514-0057586

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $222,000.00
Carmen Coates
Affiant
Subscribed and sworn to before me
This 11th day of MAY, 2007
J. Brandon Miller
Notary exp: 11-28-10

Address of new owners:
48 Hampton Hill Dr
Williamsville, NY 14221

Send tax bills to:
SAME

Map & Parcel:
128-12A-43CO

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **James Robert Reynolds, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Maria L. Perna,** UNMARRIED , hereinafter called the Grantee, her 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. 43, BUILDING NO. 8, ON THE PLAN OF SECTION 6, 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. 12 TO THE MASTER DEED, OF RECORD IN INSTRUMENT NO. 20020524-0063778, 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 IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

Being the same property conveyed to James Robert Reynolds and wife, Jennifer Lord Reynolds by Warranty Deed from Dennis S. Hall and wife, Erin G. Hall dated February 25, 2005 and filed for record as Instrument no. 20050301-0022485, Register office for Davidson County, Tennessee. And later conveyed to James Robert Reynolds by quitclaim from Jennifer Lord Reynolds dated and filed for record as Instrument No. 20070514-0057584, Register's Office for Davidson County, Tennessee.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities and matters appearing on the plan of record in Master Deed filed as Instrument no. 20011011-0110875.

x The property is improved with an address of: **320 Old Hickory Blvd #802 Nashville, Tn 37221**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 11 day of May, 2007.

James Robert Reynolds

*State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Robert Reynolds**, 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 for the purposes therein contained.

Witness my hand and official seal this 11 day of May, 2007

Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007