# WARRANTY DEED

File Number: 70211

Davidson County DEEDWARR
Recvd: 05/29/07 09:07 2 pgs
Fees:13.00 Taxes:838.42

20070529-0063057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,600.00

April Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF MAY 2007.

Notary Public

MY COMMISSION EXPIRES: November 22, 2007.

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lane, Suite 9, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nakia Raleigh | GMAC Mortgage | 128-12-O-A-1-CO |
| (NAME) 320 Old Hickory Blvd. | (NAME) 103 Continental Place | |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) Brentwood, TN 37027 | |
| (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, **Jared Clauss, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nakia Raleigh,** unmarried, 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:

A certain condominium apartment in Davidson County, TN, described as Unit No. 31, Building 6, of Eagle Ridge at the Reserve Condominiums, a Condominium, a Horizontal property Regime, located at Old Hickory Boulevard, Nashville, TN, as shown on the plat of Section 4, Phase 1A, Eagle Ridge at the Reserve Condominiums, Condominium apartments, recorded as Exhibit "A" to the Master Deed which is recorded in Instrument No. 20020417-0047840,and described in Master Deed of record in Instrument No. 20011011-0110875, as subsequently supplemented, all in the Register's Office for Davidson County, TN, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Eagle Ridge at the Reserve Condominiums, Condominiums Apartments contained in the Master Deed recorded in Instrument No. 20011011-0110875, as subsequently supplemented. Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jared Clauss, unmarried man by Warranty Deed from Ashley A. Hunt Fitz f/n/a Ashley A. Hunt, married, of record in Instrument no. 20040928-0116760, Register's Office for Davidson County, Tennessee.

Subject to restrictions of Record in Instrument No. 20010116-0004521, Register's Office of said County.

Subject to all matters of record in Plat Book 7900, Page 896-898, and in Instrument No. 20041019-0125465, Register's Office for Davidson County, Tennessee.

Subject to Drainage Easement of record in Book 7861, Page 559, Register's Office of said County.

Subject to Drainage Facility Easement of record in Book 8083, Page 534. Register's Office of said County.

Subject to Storm Water Detention Agreement of record in Instrument No. 20001103-0109348, Register's Office of said County.

Subject to Resolution of record in Instrument No. 20010720-0077384, Register's Office of said County.

Subject to Charter for HOA of record in Instrument No. 20010112-0003836 & 20010112-0003839, Register's Office of said

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 23rd day of May 2007.

Jared Clauss

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 Jared Clauss, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that his executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 23rd day of May, 2007.

Commission expires: November 22, 2007

Sandra Golden- Woods Notary Public

SANDRA GOLDEN-WOODS NOTARY PUBLIC DAVIDSON COUNTY, TENN.