THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26579-05-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me this 30th day of May, 2007. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Bryan W. Sturtevant 320 Old Hickory Blvd. #1107 Nashville, TN 37221	**Send Tax Bills To:** **SunTrust Mortgage, Inc** **201 4th Ave. N 7th Fl** **Nashville, TN 37219**	**Tax Information:** Map and Parcel No.: 128120A057.00CO

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, **LeRita Traylor**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan W. Sturtevant, unmarried** ("Grantee"), his 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. #1107, 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.

William Traylor joins in this conveyance to convey any and all marital interest he may have in the above described property.

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 30th day of May, 2007.

LeRita Traylor

William Traylor

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **LeRita Traylor**, and William Traylor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2007.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/01/07 11:10 2 pgs
Fees:13.00 Taxes:1017.50
20070601-0065079

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 57 Building 11, together with the appurtenant interest in the common elements of Eagle Ridge At The Reserve Section II, Phase 1A, a horizontal property regime established by Master Deed, of record in Instrument No. 20011011-0110875, amended in Instrument No. 20020524-0063777, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the amendment to the aforementioned Master Deed.

Being the same property conveyed to LeRita Traylor by deed dated 07/07/05 from Thomas L. Barton & Jeanne A. Barton, husband and wife of record in Instrument No. 20050714-0081859, 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, Inc. of record in Instrument No. 20010112-0003836, amended in 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. 20011011-0110875, amended in Instrument No. 20020524-0063777, 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 record as 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, Register's Office for Davidson County, Tennessee.
8. Easement for drainage of record in Book 8083, page 534, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20001103-0109348, Register's Office for Davidson County, Tennessee.
10. Option Agreements recorded in Book 5074, page 856 (at page 886) and in Book 9600, page 824, Register's Office for Davidson County, Tennessee.
11. Conditional release of record in Instrument No. 20000831-0086324, Register's Ofifce for Davidson County, Tennessee.
12. Easement agreement recorded in Book 5074, page 945, Register's Office for Davidson County, Tennessee.