Davidson County DEEDWARR
Recvd: 07/06/07 10:14 2 pgs
Fees:13.00 Taxes:839.90

20070706-0080628

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of July, 2007.

Notary Public

My Commission Expires: 7-2-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Allison Lowery and Lauren Lowery and Ashley Lowery

320 Old Hickory Blvd. 602
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

128-12A-33CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Laci Sharyl Coppins hereinafter referred to as Grantors, hereby transfers and conveys to Allison Lowery and Lauren Lowery and Ashley Lowery, hereinafter referred to as Grantees, 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 unit No. 33, Building No. 6 on the Plan of Section 4, 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. 9to the Master Deed of record in instrument No. 20020417-0047840, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant 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 Laci Sharyl Coppins by Warranty Deed from Richard J. Williams and wife, Marlaine Collins of record in Instrument No. 20060103-0000622, Register's Office for Davidson County, Tennessee, dated 12/16/05.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 7900, Pages 896-898, Register's Office of said County.

Easements of record in Book 8083, page 534 and Book 7861, page 559, Register's Office of said County.

Master Deed of record in Instrument No. 20011011-0110875 and supplemented in Instrument No. 20020417-0047840, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 320 Old Hickory Blvd. 602, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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, 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 2nd day of July, 2007.

Laci Sharyl Coppins

STATE OF TENNESSEE
COUNTY OF WILLIAMSOPN

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Laci Sharyl Coppins, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/2/2007.

Witness my hand and official seal this 2nd day of July, 2007.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8 2008

270600135

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212