Davidson County DEEDWARR
Recvd: 08/03/07 10:10 3 pgs
Fees:18.00 Taxes:1017.50
20070803-0092473

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WINDMILL TITLE, LLC
201 SEABOARD LANE, SUITE 102
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address New Owner(s)	Send Tax Bills to:	Map-Parcel:
Mary Jo Curley 320 Old Hickory Blvd. Unit 3002 Nashville, TN 37221	SunTrust Mortgage, Inc. 201 Fourth Avenue, N., 7th Floor Nashville, TN 37219	128120A18600CO

FOR AND IN 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, **Daniel O. Gifford and wife, Debra J. Gifford** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary Jo Curley, unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 3002, Building No. 16, on the Plan of Section 16, Phase 1D, on the Plan of EAGLE RIDGE AT THE RESERVE, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq.,m as amended, in 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. 42 to the Master Deed of record in Instrument No. 20040716-0084986, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements apurtenant 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 Daniel O. Gifford and wife, Debra J. Gifford by deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company, filed at Instrument No. 20060329-0035686, said Register's Office.

This conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq., as amended, of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Regime of Eagle Ridge at the Reserve, of record aforementioned; easements and setbacks lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved property known as: 320 Old Hickory Boulevard, #3002, Nashville, TN 37221

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 whosoever.

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 our hands this 16 day of June, 2007.

Daniel O. Gifford

Debra J. Gifford

STATE OF Tennessee :
COUNTY OF Davidson :

On this 16th day of June, 2007, before me personally appeared DANIEL O. GIFFORD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal.

MIKE NEWBILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 9-22-07

Notary Public

STATE OF Tennessee :
COUNTY OF Davidson :

On this 16 day of June, 2007, before me personally appeared DEBRA J. GIFFORD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal.

MIKE NEWBILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 9-22-07

Notary Public

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Sworn to and subscribed before me
this 16th day of June, 2007.

Notary Public
My Commission Expires: 9-22-07

