WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/08 10:09 2 pgs
Fees:13.00 Taxes:965.70

20080616-0061522

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen W. Constan	**Same as Owner**	**Map 128-12-A**
(NAME) 4766 Crutchfield Drive	(NAME)	**Parcel 16.00**
(ADDRESS) Saginaw, MI 48638	(ADDRESS)	
(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, **BRENT FRISBIE AND WIFE, TERESA MARIE FRISBIE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN W. CONSTAN AND LOUIS L. CONSTAN, CO-TRUSTEES OF THE KAREN W. CONSTAN REVOCABLE TRUST AGREEMENT DATED AUGUST 8, 2000, AS AMENDED,** 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:

Land in Davidson County, Tennessee being Unit 2807, Building No. 2, on the Plan of Section 2, Phase 1C, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., 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. 28, to the Master Deed of record in Instrument No. 20040716-0084972, 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 herby 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 Brent Frisbie and wife, Teresa Marie Frisbie by Warranty Deed from Eagle Ridge at the Reserve, LLC, a Tennessee limited liability company, dated May 27, 2005, recorded June 2, 2005 of record in Instrument No. 20050602-0062748, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2008 real property taxes have been prorated and assumed by the grantee(s); (b) Master Deed and By-Laws of record in Instrument No. 20011011-0110875 and Instrument No. 20040716-0084972, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20010116-0004521 said Register's Office; and (d) Charter of record in Instrument No. 20010112-0003836, as amended in Instrument No. 20010112-0003839 said Register's Office.

unimproved ☐

This is improved ☒ property, known as **320 Old Hickory Boulevard 2807, Nashville, TN 37221**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 13th day of June, 2008.

Brent Frisbie

Teresa Marie Frisbie

Teresa Marie Frisbie

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Brent Frisbie and, Teresa Marie Frisbie**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of June, 2008.

Commission expires:



Terri D. Jackson

Notary Public