WARRANTY DEED

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $266,500.00.

Elaine Phelps
Affiant

Subscribed and sworn to me on June 17th, 2008.

J. Hall
NOTARY PUBLIC

My Commission Expires: 09/18/2011

Davidson County DEEDWARR
Recvd: 06/18/08 16:00 3 pgs
Fees:18.00 Taxes:986.05
20080618-0062978

THIS INSTRUMENT WAS PREPARED BY:
Paul Buchanan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23309SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lisa A. Bush 320 Old Hickory Blvd., #200 Nashville, TN 37221	JPMorgan Chase Bank, N.A. 600 B Frazier Drive Franklin, TN 37067	128-12-A-10.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lynette A. Gillis, unmarried, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Lisa A. Bush, unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson, Tennessee, being Unit No. 10, Building No. 2, on the Plan of Section 1, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Eagle Ridge at the Reserve, as of record in Instrument No. 20011011-0110875, 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 hereby made to the Plat for Eagle Ridge at the Reserve, for proper identification.

Being the same property conveyed to Lynette A. Gillis, unmarried, by Warranty Deed from Eagle Ridge at the Reserve, LLC, a Tennessee limited liability company of record as Instrument No. 20040623-0074259, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. The Plan of record as shown on Exhibit "A" to the Master Deed, of record in Instrument No. 20011011-0110875, said Register's Office, shows an Owner's Certificate, and subject to all matters as set forth therein.
3. Subject to all matters shown on the Boundary Plat of record in Book 7900, pages 896, 897 and 898 and all matters shown on the "First Revision of Subdivision of Phase 1 Nashville Highlands" it voids, v. & s. the original of record in instrument No. 20010201-0009806, said Register's Office.
4. Subject to all matters shown on the First Revision of Phase I, Nashville Highlands, as of record in Instrument No. 20010201-0009806, said Register's Office.
5. Charter of Eagle Ridge at the Reserve Homeowner's Association of record in Instrument No. 20010112-0003836 and Amended in Instrument No. 20010112-0003839, said Register's Office.
6. Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, said Register's Office, shows an Owner's Certificate and subject to all matters as set forth therein.
7. The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-

27-101 et seq. 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 and By-Laws establishing a Horizontal Property Regime of Eagle Ridge at the Reserve Condominiums, of record in Instrument No. 20011011-0110875, Register's Office for Davidson County, Tennessee.

8. Easement for construction and maintenance of a drainage facility granted to the State of Tennessee of record in Book 8083, page 534, said Register's Office.
9. Easement Agreement of record in Book 5704, page 945, said Register's Office.
10. Drainage easement of record in Book 7861, page 559, said Register's Office.
11. Storm Water Detention Agreement of record as Instrument No. 20001103-0109348, said Register's Office.
12. Option Agreements of record in Book 5074, page 586 (at page 886) and in Book 9600, page 924 said Register's Office.
13. Rights of others in and to common areas/elements
14. Subject to a lien for special assessments as provided for in said Master Deed.

This property is also known as improved property located at 320 Old Hickory Blvd., #200, 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 GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on June 17th, 2008.

Lynette A Gillis

Lynette A. Gillis

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 17, 2008, before me personally appeared Lynette A. Gillis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on June 17, 2008.

NOTARY PUBLIC

My Commission Expires:

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 7, 2011
STATE OF TENNESSEE

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

