File No. 280501122 34616

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/08 10:53 3 pgs
Fees:18.00 Taxes:1011.95
20080627-0066480

HEATHER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,500.00

Jerrilyn Boyd-Hadley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2008.

Heather Moore
Notary Public

MY COMMISSION EXPIRES: 7/16/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerrilyn Boyd-Hadley	Jerrilyn Boyd-Hadley	128-12-0A-192.00
(NAME)	(NAME)	
320 Old Hickory Blvd. Townhome 3008	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William L. Davis, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jerrilyn Boyd-Hadley, unmarried**, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 3008 of Building 20 on the Plan of A HORIZONTAL PROPERTY REGIME, SECTION 20, PHASE EAGLE RIDGE AT THE RESERVE, as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20011011-0110875 as Supplemented and Amended by Supplement and Amendment No. 46 to the Master Deed of Eagle Ridge at The Reserve in Instrument No. 20040716-0084990, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests 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 buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Eagle Ridge at The Reserve, of record in Instrument No. 20011011-0110875 as Supplemented and Amended by Supplement and Amendment No. 46 to the Master Deed of Eagle Ridge at The Reserve in Instrument No. 20040716-0084990, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William L. Davis, unmarried by Warranty Deed, from Eagle Ridge at The Reserve, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20060526-0062484, Register's Office for said County.

Subject to easements, restrictions and conditions, as set out in the Master Deed establishing a "Horizontal Property Regime" of Eagle Ridge at The Reserve, of record in Instrument No. 20011011-0110875 and Instrument No. 20040716-0084990, Register's Office for Davidson County, Tennessee.

All matters as set forth in Boundary Plat per Instrument No. 20010201-0009806, Register's Office of said County.

Sanitary Sewer Easement as shown of record in Book 5074, Pages 856 & 945, Instrument No. 20000720-0071583, and Instrument No. 20000915-0091869, Register's Office for said County.

Drainage Easement as shown of record in Book 8083, Page 534, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20001103-0109348, Register's Office for said County.

Charter of Eagle Ridge at The Reserve Homeowner's Association, Inc. as shown of record in Instrument No. 20010112-0003836 and Instrument No. 20010112-0003839, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 320 Old Hickory Blvd. Townhome 3008, 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 26th day of June, 2008.

William L. Davis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William L. Davis, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of June, 2008.

Commission expires: July 16, 2011

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

File Number: 280501122

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

I, Philip Ellis, 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 according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis 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: 7-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY