Bk436

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090021592 DEEDWARR
Recvd: 04/01/09 15:03 3 pgs
Fees:18.00 Taxes:832.50
20090401-0029409

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00.

Affiant

Subscribed and sworn to me on March 30, 2009.

NOTARY PUBLIC

PAUL M. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Paul M. Buchanan
My Commission Expires
August 23, 2011
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Paul Buchanan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23832SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Noreen S. Dacpano Floremil S. Dacpano Ernesto Dacpano 320 Old Hickory Blvd, #103 Nashville, TN 37221	SAME AS NEW OWENRS	128-12-A-5

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, Michael Bruce Ernst, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Noreen S. Dacpano, an unmarried person and Floremil S. Dacpano and husband Ernesto Dacpano, joint tenants with the right of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 5, Building No. 1 on the Plan of Section 1, Phase 1A, Eagle Ridge at the Reserve Condominiums, a horizontal property regime created under Title 66, Section 27-101, et seq., as amended, and as established by Master Deed and Bylaws of record as Instrument No. 20011011-0110875 in the 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 of Eagle Ridge at the Reserve Condominium as shown on Exhibit "A" to the aforesaid Master Deed, for a more complete description of said unit.
>
> Being the same property conveyed to Michael Bruce Ernst by Deed dated July 7, 2006, from Julie F. Hubbard, unmarried, of record as Instrument No. 20060710-0082265 in the Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2009 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. The premises herein described is a condominium apartment established pursuant to 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 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 Condominiums of record as Instrument 20011011-0110875, as amended and supplemented, in the Register's Office for Davidson County, Tennessee.
3. Matters shown on Plan shown on Exhibit "A" to said Master Deed of record as Instrument No. 20011011-0110875 in said Register's Office.
4. Charter of Eagle Ridge at the Reserve Condominiums Homeowners' Association, Inc., of record as Instrument No. 20010112-0003836, and amended by Instrument No. 20010112-0003839 in said Register's Office.
5. Stormwater Detention Agreement of record as Instrument No. 20001103-0109348 in said Register's Office.
6. Option Agreements of record in Book 5074, page 856 (at page 886), in said Register's Office.
7. Subject to matters shown on Boundary Plat of record in Book 7900, pages 896, 897 and 898, in said Register's Office.
8. Easement Agreement of record in Book 5074, page 945, in said Register's Office.
9. Drainage Easement of record in Book 7861, page 559, in said Register's Office.
10. Easement for construction and maintenance of a drainage facility granted to the State of Tennessee of record in Book 8083, page 534, in said Register's Office.
11. Subject to all matters shown on the Second Revision of Phase 1, Nashville Highlands, of record as Instrument No. 20020319-0033865, in said Register's Office.
12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 320 Old Hickory Boulevard, #103, 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 GRANTOR does covenant with the said GRANTEES that he 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 himself, his heirs and assigns, 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 on March 30, 2009.

Michael Bruce Ernst

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 30, 2009, before me personally appeared Michael Bruce Ernst 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 on March 30, 2009.

NOTARY PUBLIC

My Commission Expires:

PAUL M. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Paul M. Buchanan
My Commission Expires
August 23, 2011
STATE OF TENNESSEE