Dav. Co. File Box 8

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2027

BILL GARRETT, Davidson County
Trans: T20090032275 DEEDWARR
Recvd: 05/15/09 13:11 2 pgs
Fees: 13.00 Taxes: 788.10
20090515-0044883

Property Address: 320 Old Hickory Blvd., #1907, Nashville, TN 37221

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Karen M. Bottesch**, an unmarried person, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Megan Stack,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Unit No. 103, Building no 19. on the Plan of section 12 phase 1B on the plan of Eagle Ridge at the Reserve LLC. Of record in Exhibit A Condominiums a horizontal property regime ceased 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 # 20011011-0110875 as supplemented and amended by supplement and amendment no 26to the master deed of record in instrument no. 20030108-0003699, Register's office for Davidson County Tennessee together with the undivided percentage interest in the common elements appurtenant to said to said unit as set forth in 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.

This conveyance is subject to all provisions of the Tennessee Horizontal property act, as the same is set out in Section 66-27-101 at 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 and 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 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 LLC. Of record aforementioned said register's office easements setbacks lines as set forth on the above plan of record and taxes for the current year which have been prorated and assumed byb the grantees.

Being the same property conveyed to Karen M. Bottesch married by warranty Deed from Eagle Ridge at the Reserve LLC. Of record in Instrument # 20030801-0109662, dated July 30, 2003, and filed for record August 1, 2003.

This improved property is also known as 320 Old Hickory Blvd. #1907, Nashville, TN 37221

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $213,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 14th day of May, 2009.

Karen M. Bottesch {Seal}
Karen M. Bottesch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th day of May, 2009, before me the undersigned officer, personally appeared Karen M. Bottesch, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

LAURA W. DUKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Laura W. Duke
Notary Public

My Commission expires: 3-27-11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $213,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Megan Stack

Subscribed and sworn to before me this 14th day of May, 2009.

Deborah H. Berrie
Notary Public
My Commission expires: 3/20/2010

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Map & Parcel: 128120A10300CO

Person or Agency responsible for taxes:
Renasant Bank
2001 ParkPlace North, Ste 650
Birmingham, AL 35203

Address of New Owner
Megan Stack
320 Old Hickory Blvd., #1907
Nashville, TN 37221