File No. 281200498

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/09 11:15 3 pgs
Fees:18.00 Taxes:943.50
20090616-0055894

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: July 16, 2011
(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
James D Petrucelli	Pinnacle National Bank	128120A18900CO
(NAME)	(NAME)	
320 Old Hickory Blvd #3003	211 Commerce Street Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37201	
(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, WE, **Seth M. Flesher and wife, Colleen M. Flesher**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto James D Petrucelli, a single man, hereinafter called the grantee(s), HIS/HER/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 No. 3003, Section 17, Phase 1D, Eagle Ridge at The Reserve, as shown on the exhibit to the Master Deed of record in Instrument 200110110110875 and Instrument 200407160084987, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Seth M. Flesher and wife, Colleen M. Flesher, by Warranty Deed from Eagle Ridge At The Reserve, LLC, a Tennessee Limited Liability Company, of record in Instrument 20060609-0069093, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Instrument 20041019-0125465, Register's Office for Davidson County, Tennessee.

Master Deed of record in Instrument 20011011-0110875 and in Instrument 20040716-0084987, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 5074, Page 945, in Instrument 200007200071583, and in Instrument 200009150091869, Register's Office for Davidson County, Tennessee.

Drainage Easement of record in Book 7861, Page 559, and in Book 8083, Page 534, Register's Office for Davidson County, Tennessee.

Stormwater Easement of record in Instrument 20001103-0109348, Register's Office for Davidson County, Tennessee.

Ingress/Egress Easement of record in Instrument 20050721-0084650, Register's Office for Davidson County, Tennessee.

Homeowner's Association for open space of record in Instrument 20040729-0090682, Register's Office for Davidson County, Tennessee.

Charter for Reserve Service Association, Inc. Homeowner's Association of record in Instrument 20010926-0104193, Register's Office for Davidson County, Tennessee.

Charter for Eagle Ridge at the Reserve Homeowner's Association of record in Instrument 200101120003839, and Instrument 20010112-0003836, Register's Office for Davidson County, Tennessee.

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. 3003 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), HIS/HER/THEIR 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), HIS/HER/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 my/our hands this 1st day of May, 2009

Seth M Flesher

Colleen M Flesher

STATE OF Pennsylvania
COUNTY OF Chester

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Seth M, Flesher 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 1st day of May, 2009
Commission expires: March 22, 2011

Notary Public

NOTARIAL SEAL
JENNIFER M ROBUCK
Notary Public
WEST CHESTER BOROUGH, CHESTER COUN
My Commission Expires Mar 22, 2011

STATE OF Pennsylvania
COUNTY OF Chester

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the wit named Colleen M. Flesher 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 1st day of May, 2009.
Commission expires: March 22, 2011

Notary Public

File Number: 281200498
RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

NOTARIAL SEAL
JENNIFER M ROBUCK
Notary Public
WEST CHESTER BOROUGH, CHESTER COUNTY
My Commission Expires Mar 22, 2011

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

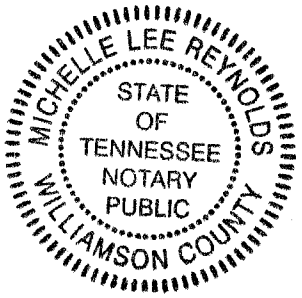
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: Jan. 20, 2011