THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09122310** BILL GARRETT, Davidson County Trans:T20090082741 DEEDWARR Recvd: 12/07/09 15:31 2 pgs Fees:13.00 Taxes:710.03 20091207-0112021	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $191,900.00. Affiant Subscribed and sworn to before me, this 4th day of December, 2009. Notary Public My Commission Expires: 11/22/10

Kate Rosenthal State of Tennessee Notary Public County of Sumner

WARRANTY DEED

Address New Owner: Jane M. Drury 320 Old Hickory Blvd #1602 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128120A09300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher B. Sessums, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jane M. Drury**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Unit No. 93, Building 16 on the plan of Section 1, Phase 1B, Eagle Ridge at the Reserve, of record in Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 15 to the Master Deed, of record in Instrument No. 20030108-0003688, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof. Being the same property conveyed to Christopher B. Sessums, unmarried by Warranty Deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company, recorded on the 18th day of September, 2003 in Instrument No. 20030918-0138041, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, PHASE 1B, EAGLE RIDGE AT THE RESERVE, as recorded in Plat Book 7900, Page(s) 896-898, in the Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions as recorded in Instrument No. 20010116-0004521, in the Register's Office for Davidson County, Tennessee.

Charter recorded at Instrument No. 20010112-0003836 as amended at Instrument No. 20010112-0003839, in the Register's Office for Davidson County, Tennessee.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SECTION 1, PHASE 1B, EAGLE RIDGE AT THE RESERVE of record in Instrument No. 20011011-0110875 , as supplemented in instrument(s) of record in Instrument No. 20030108-0003688; 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 building thereon, in the Register's Office for Davidson County, Tennessee.

Easement for drainage, recorded in Book 7861, Page 559 and Book 8083, Page 534, in the Register's Office for Davidson County, Tennessee.

Easement Agreement as set forth in instrument recorded in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 320 Old Hickory Blvd #1602 Nashville TN 37221.

The said property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of December, 2009.

Christopher B. Sessums

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher B. Sessums, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County