BILL GARRETT, Davidson County
Trans:T20100000176 DEEDWARR
Recvd: 01/04/10 11:37 2 pgs
Fees:13.00 Taxes:814.00
20100104-0000282

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This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Timothy W. Burrow
320 Old Hickory Blvd. #2501
Nashville, TN 37221

SEND TAX BILL TO:
New Owner

Tax ID 128-12-OA-116.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Melissa B. Scrushy, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Timothy W. Burrow,unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 116, Building No. 25, on the Plan of Eagle Ridge at the Reserve, Section 9, Phase 1B, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created 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 No. 20011011-0110875, as supplemented and amended by supplement and amendment No. 23, to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-00036696, 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 Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforesaid mentioned, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Melissa B. Scrushy, unmarried by deed from Eagle Ridge at the Reserve, LLC, a Tennessee limited liability company of record in Instrument No. 20040421-0045534, Register's Office for Davidson County, Tennessee, dated April 21, 2004.

This is improved property known as **320 Old Hickory Blvd. #2501 Nashville, TN 37221.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2009 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of December, 2009

Melissa B. Scrushy

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Melissa B. Scrushy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of December, 2009.

NOTARY PUBLIC

My Commission Expires:

GREGORY N. CLARK NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires January 12, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $220,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of December, 2009.

NOTARY PUBLIC

My Commission Expires:

THERESA SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010