

STATE OF TENNESSEE }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Daphne Baines
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 2010.

Sherri A. Schmonsky
NOTARY PUBLIC

My Commission expires: 9-20-10

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.378.7063 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Marisa Nia Madison 320 Old Hickory Blvd. #608 Nashville, TN 37221	Same	128-12-OA-030.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Samuel R. Casad

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Marisa Nia Madison

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 30, Building No. 6 on the Plan of Section 4, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, 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. 9 to the Master Deed, of record in Instrument No. 20020417-0047840, 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 aforementioned, said Register's Office for a more complete identification and description of such unit.

BEING the same property conveyed to Samuel R. Casad, by warranty deed, recorded August 2, 2005, of record in Instrument No. 20050802-0090377, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100024612 DEEDWARR
Recvd: 04/26/10 11:27 2 pgs
Fees:13.00 Taxes:703.00
20100426-0031251

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities and other matters of record.

County and/or City taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 320 Old Hickory Blvd., #608, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 22nd day of April, 2010.

"**GRANTORS**"

Samuel R. Casad by Mark Hodges as Attorney-in-fact
Samuel R. Casad

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
CCOUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mark Hodges, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of April, 2010.

Notary Public

My commission expires: June 12, 2011

RUDICK J. MURPHY II NOTARY PUBLIC {Seal} WILLIAMSON COUNTY, TN