WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **25th** day of **February, 2011.** Notary Public MY COMMISSION EXPIRES: 9/3/12 (AFFIX SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Dale Smith	Regions Bank	128120A12200CO
(NAME)	(NAME)	
320 Old Hickory Blvd # 2701	2050 Pkwy. office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL. 35244	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Deborah Rash**, an unmarried woman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robert Dale Smith**, an unmarried man, hereinafter called the Grantee, his 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. 122, Building No. 27, on the Plan of Eagle Ridge at the Reserve, Section 7, 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, an 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. 21 to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-0003694, 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 said unit.

Being the same property conveyed to Deborah Rash by Warranty Deed from Primary Closing Corporation, a corporation organized under the laws of Nevada, dated November 2, 2009 and recorded in Instrument No. 20091116-0105189, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20110011880 DEEDWARR
Recvd: 02/28/11 10:20 3 pgs
Fees:18.00 Taxes:813.63
20110228-0015835

unimproved ☐
This is improved ☐ property, known as 320 Old Hickory Blvd # 2701, Nashville, TN 37221

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hand this **25th** day of **February, 2011**.

Deborah Rash by Linda Post, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Linda Post, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Deborah Rash, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20110228001583Y, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Deborah Rash, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 25th day of February, 2011.

Notary Public

My Commission Expires:
3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Escrow No.: FRN11-1180

EXHIBIT "A"

LEGAL DESCRIPTION

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