BILL GARRETT, Davidson County
Trans:T20110018374 DEEDQC
Recvd: 03/29/11 15:24 3 pgs
Fees:17.00 Taxes:0.00
20110329-0024226

**Prepared by:**
**Sam H. Poteet, Jr., Esq.**
**MANIER & HEROD, a Tennessee Professional Corporation**
**One Nashville Place, Suite 2200**
**150 Fourth Avenue North**
**Nashville, Tennessee 37219**
**(615) 742-9321**

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PAR. NO. |
|---|---|---|
| **Kimberly Bramley** | **Kimberly Bramley** | **Map-128-12** |
| **320 Old Hickory Blvd., #2902** | **320 Old Hickory Blvd., #2902** | **Group-0A** |
| **Nashville, TN 37221** | **Nashville, TN 37221** | **Parcel-175** |

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, NEW YORK TRAVELER AND BARTENDER, LLC, a Tennessee limited liability company (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto KIMBERLY BRAMLEY, individually, (hereinafter referred to as "Grantee"), her successors and assigns, all right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee being Unit No. 2902, Building 10, on the Plan of Section 10, Phase 1D, on the Plan of EAGLE RIDGE AT THE RESERVE, 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. 36, to the Master Deed, of record in Instrument No. 20040716-0084980, 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 the Grantor herein by Warranty Deed of record dated July 22, 2005, from Eagle Ridge at The Reserve, LLC, a Tennessee limited liability company, of record as Instrument No. 20050722-0085746 in the Office of the Register of Deeds for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein

**THIS is improved property known as 320 Old Hickory Boulevard, #2902, Nashville, Tennessee 37221.**

The legal description stated above has been taken from the prior Warranty Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 3/16 day of _____, 2011.

NEW YORK TRAVELER AND
BARTENDER, LLC- Grantor

By: Kimberly Bramley
Kimberly Bramley, Secretary

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me Bonnie S. Anderson, a Notary Public of this County, KIMBERLY BRAMLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Secretary of NEW YORK TRAVELER AND BARTENDER, LLC, a Tennessee limited liability company, and that she executed the within instrument for the purposes therein contained for an on behalf of said company.

WITNESS MY HAND, at office, this 16th day of March, 2011.

BONNIE S. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Bonnie S. Anderson
Notary Public
My Commission Expires: 11/7/11

**THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE TAX RECORDING PURPOSES IS $0.**

Kimberly Bramley
**Kimberly Bramley, Grantee**

**Sworn and subscribed to before me this 16th day of March, 2011.**

BONNIE S. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Bonnie S. Anderson
**Notary Public**
**My Commission Expires:** 11/7/11