Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #11-1357

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William B. Gallant, unmarried and daughter, Bethany R. Gallant, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen Irish, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Unit No. 35, Building No. 7, on the Plan of Section 7, Phase 1A, Eagle Ridge at the Reserve 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. 10, to the Master Deed, of record in Instrument No. 20020524-0063776, as corrected by Correction to Supplement and Amendment No. 10 of record in Instrument No. 20020530-0065658, 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.

Same property being conveyed to William B. Gallant and daughter, Bethany R. Gallant by deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company dated June 23, 2003 of record as Instrument Number 20030627-0089103, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 320 Old Hickory Blvd #711, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of January, 2012.

William B. Gallant

Bethany R. Gallant

BILL GARRETT, Davidson County
Trans:T20120007430 DEEDWARR
Recvd: 01/31/12 13:57 2 pgs
Fees:13.00 Taxes:854.70
20120131-0008784

State of Tennessee)
County of Davidson)

On this 20th day of January, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William B. Gallant and Bethany R. Gallant, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3-20-14

ANGELA A. POSTON-WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 231,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of January, 2012.

Notary Public

My Commission Expires: 7-8-13

LYNNE M. BALLEW
NOTARY PUBLIC AT LARGE
DAVIDSON CO.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Karen Irish	Primary Residential Mortgage	128-12-A-35
320 Old Hickory Blvd #711	5115 Maryland Way, Ste 126	
Nashville, TN 37221	Brentwood, TN 37027	