BILL GARRETT, Davidson County
Trans:T20130027673 DEEDQC
Recvd: 04/05/13 08:25 3 pgs
Fees:17.00 Taxes:0.00

20130405-0033619

THIS INSTRUMENT PREPARED BY:

ANNA E. VALENTINE, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Cheryl Parrish
Affiant

Subscribed and sworn to before me, this the 1 day of April, 2013.

Notary Public

My Commission Expires: May 20, 2014

RACHEL PENA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Tanya M. Savory and Cheryl R. Parrish 320 Old Hickory Blvd., #402 Nashville, TN 37221	SAME	Map: 128-12-0A Parcel: 021.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and love and affection, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, for the purpose of creating a joint tenancy with rights of survivorship, Tanya M. Savory, an unmarried person, hereby remises, releases and quitclaims a 50% tenant-in-common interest in the tract(s) or parcel(s) of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, unto Cheryl R. Parrish, an unmarried person, to hold equally as tenants-in-common with rights of survivorship.

Said real property is quitclaimed without any covenants of warranty and is subject to such limitations, restrictions and encumbrances as may affect the premises.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument(s) of record.

WITNESS my hand this the 1st day of April, 2013.

Tanya M. Savory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tanya M. Savory, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of April, 2013.

Notary Public

My Commission Expires: May 20, 2014

RACHEL PENA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014

EXHIBIT A

Legal Description

Land lying in the Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 21, Building No. 4, on the Plan of Section 2, 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 as Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 1 to the Master Deed, of record as Instrument No. 20020215-0020370, 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 Tanya M. Savory, an unmarried person, and Kimberly A. Wohlenhaus, an unmarried person, by deed from Eagle Ridge at the Reserve, LLC, a Tennessee limited liability company, of record as Instrument No. 20020322-0035511, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Tanya M. Savory, an unmarried person, by deed from Kimberly A. Wohlenhaus, an unmarried person, of record as Instrument No. 20050922-0113752, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the 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 requirement 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 Eagle Ridge at the Reserve Condominiums, of record aforementioned, said Register's Office; and easements and setback lines as set forth on the above plan of record.

This is improved property known as 320 Old Hickory Blvd., #402, Nashville, Tennessee 37221.