BILL GARRETT, Davidson County
Trans:T20130070578 DEEDWARR
Recvd: 08/15/13 15:33 2 pgs
Fees:13.00 Taxes:869.50
20130815-0086090

File No.2013123

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF AUGUST, 2013

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen R. Hicks	New Owner	128-12-0A-014.00 CO
(NAME) 320 Old Hickory Blvd, #305	(NAME) .	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James W. Purvis, Jr and wife, Patricia G. Purvis,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Ellen R. Hicks, a single person,** hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in Davidson County State of Tennessee, described as follows, to-wit:

*20011011-0110875

Land in Davidson County, Tennessee, being Unit No. 14, Building No. 3, on the Plan of Section 3, 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. 2 to the Master Deed of record in Instrument No. 20020304-0026998, 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 the 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 James W. Purvis, Jr by deed from Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, acting by its General Partner, Prudential homes Corporation, of record in Instrument No. 20050824-0101187, dated August 8, 2005, said Register's Office. Then being further conveyed to James W. Purvis, Jr and wife, Patricia G. Purvis by Quitclaim Deed from James W. Purvis, Jr and Beth Triplett, Trustee, of record in Instrument No. 20101109-0089881, dated October 29, 2010, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 320 Old Hickory Blvd #305, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), THEIR 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/our hands this 12 day of August, 2013.

James W. Purvis, Jr.

Patricia G. Purvis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named James W. Purvis and Patricia G. Purvis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of August, 2013.

Commission expires: 12-21-14

Notary Public

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number:2013123

RETURN TO:
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd, Ste 101
Nashville, TN 37215