(2)

| WARRANTY DEED | State of Tennessee<br>County of Davidson |
|---|---|
| BILL GARRETT, Davidson County<br>Trans:T20130088020 DEEDWARR<br>Recvd: 10/11/13 10:26 2 pgs<br>Fees:13.00 Taxes:740.00<br>20131011-0106716 | The actual consideration or value, whichever is greater, for this transfer is $200,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 9th day of October, 2013.<br>Notary Public<br>My commission expires: 4/1/16<br>(AFFIX SEAL) |

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Marian M. Hall | New Owner | Map 128-12-0-A Parcel 091-00CO |
| 320 Old Hickory Boulevard, Unit 1606 | Cartus Home Loans<br>1 Mortgage Way<br>Mt. Laurel, NJ 08054 | |
| Nashville, TN 37221 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Warren Russ Nash and wife, Christy Nash**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Marian M. Hall**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, Unit 91, Building 16 on the plan of Section 1, Phase 1B, Eagle Ridge at the Reserve, of record in Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 15 to the Master Deed, of record in Instrument No. 20030108-0003688, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.**

**BEING all of the same property conveyed to Warren Russell Nash, Jr., unmarried and Judith E. Nash, unmarried, as joint tenants with right of survivorship by Deed dated October 31, 2005 from Ryan J. Nelson and wife, Rebecca S. Nelson of record in Instrument No. 20051109-0135743 and further conveyed to Warren Russell Nash, Jr., by Quitclaim Deed dated September 30, 2009 from Judith E. Nash of record in Instrument No. 20090930-0090779 and further conveyed to Warren Russ Nash and wife, Christy Nash by Quitclaim Deed dated October 31, 2012 from Warren Russell Nash, Jr. a/k/a Warren Russ Nash of record in Instrument No. 20121107-0102850, Register's Office for Davidson County, Tennessee.**

**THIS instrument is being executed on behalf of \Christy Nash, pursuant to a Power of Attorney executed by same on the 8th day of October, 2013, of record in Instrument No. 20131011-0106715, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan of record as set out on Exhibit "A" to the Master Deed as shown in Instrument No. 20011011-0110875, and amended in 20030108-0003688, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

**2) The Premises herein insured is a condominium apartment established pursuant 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 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 and Bylaws establishing a Horizontal Property Regime of Eagle Ridge at the Reserve Condominiums, of record in Instrument No. 20011011-0110875 and Supplement and Amendment No. 15 of record in Instrument No. 20030108-0003688, Register's Office for Davidson County, Tennessee.**

**3) Option Agreement of record in Book 5074, Page 856, Register's Office for Davidson County, Tennessee.**

**4) Easement Agreement of record in Book 5074, Page 945, Register's Office for Davidson County, Tennessee.**

**5) Drainage Easement of record in Book 7861, Page 559, Register's Office for Davidson County, Tennessee.**

**6) Easement for Drainage Facility of record in Book 8083, Page 534, Register's Office for Davidson County, Tennessee.**

**7) Stormwater Detention Agreement of record in Instrument No. 20001103-0109348, Register's Office for Davidson County, Tennessee.**

**8) Utility Easement granted to Harpeth Valley Utility District of record in Instrument No. 20050721-0084650 and more fully described in Instrument No. 20040729-0090682, Register's Office for Davidson County, Tennessee.**

**9) All matters shown on the Boundary Plats of record in Book 7900, Pages 896, 897 and 898, Instrument No. 20030106-0001894, and Instrument No. 20041019-0125465, Register's Office for Davidson County, Tennessee.**

**10) Charter of Eagle Ridge At The Reserve of record in Instrument No. 20010112-0003836 and amended in Instrument No. 20010112-0003839, Register's Office for Davidson County, Tennessee.**

**11) Declaration for Eagle Ridge At The Reserve of record in Instrument No. 20010116-0004521, Register's Office for Davidson County, Tennessee.; and,**

**12) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__X__) Unimproved (____) property, known as **320 Old Hickory Boulevard, Unit 1606, 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 GRANTEES 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 GRANTEES, 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 hand(s) this **9th** day of **October, 2013.**

Warren Russ Nash

**Warren Russ Nash**

Christy Nash by Warren Rush Nash, Atty-in-Fact

**Christy Nash by Warren Rush Nash, Attorney-in-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Warren Russ Nash,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **October, 2013.**

**Notary Public**

**My Commission Expires:** 2/13/17

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

On this 9th day of October, 2013, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Warren Russ Nash**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Christy Nash** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Christy Nash**, for the purpose therein contained, by signing the name of **Christy Nash,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **October, 2013.**

**Notary Public**

**My Commission Expires:** 2/13/17

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.