BILL GARRETT, Davidson County
Trans:T20130096073 DEEDWARR
Recvd: 11/12/13 09:51 2 pgs
Fees:13.00 Taxes:869.50
20131112-0116556

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53004
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patricia A. Barnicle 320 Old Hickory Blvd. Unit 2817 Nashville, TN 37221	Patricia A. Barnicle 320 Old Hickory Blvd. Unit 2817 Nashville, TN 37221

TAX MAP-PARCEL NUMBERS: 128120A16100C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$235,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Regina J. Watson, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia A. Barnicle, unmarried** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2817, Section 4, Phase 1C, Building No. 4 of the 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 for Eagle Ridge at the Reserve Condominiums, of record in Instrument No. 20011011-0110875 and supplements and amendments in Instrument No. 20040716-0084974 and Instrument No. 20040716-0084971, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in Common Elements appurtenant to said Unit, as set forth in said Master Deed, Reference is hereby made to the plan of record as set out on Exhibit "A" to the Supplement and Amendment No. 30 to the Master Deed of Eagle Ridge at the Reserve Condominiums, of record in Instrument No. 20040716-0084974 and shown on Exhibit "B" to the supplement and amendment No. 27 in Instrument No. 20040716-0084971, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Regina J. Watson, a single person by Warranty Deed from Lakshmanan Ganapathy, unmarried and Kavitha Lakshmanan, married, dated June 6, 2011, record June 8, 2011 of record in Instrument No. 20110608-0043767, Register's for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record as set out on Exhibit "A" to the Supplement and Amendment No. 30 to the Master Deed, of record in Instrument No. 20040716-0084974 and shown on Exhibit "B" to the Supplement and Amendment No. 27, of record in Instrument No. 20040716-0084971, shows an Owner's Certificate, and is subject to all matters as set forth therein, said Register's Office. Master Deed and By-Laws of Eagle Ridge at the Reserve Condominiums, of record in Instrument No. 20011011-0110875 and supplements and amendments of record in Instrument No. 20040716-0084974 and Instrument No. 20040716-0084971, said Register's Office. The Plan of record as set out on Exhibit "A" to the Supplement and Amendment No. 30 to the Master Deed, of record in Instrument NO. 20040716-0084974 and shown on Exhibit "B" to the Supplement and Amendment No. 27, of record in Instrument No. 20040716-0084971, shows an Owner's Certificate, and is subject to all matters set forth therein..

This is improved property, known as: 320 Old Hickory Boulevard Unit 2817, Nashville, Tennessee 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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 7th day of November, 2013.

Regina J. Watson

State of TENNESSEE
County of DAVIDSON

On this 7th day of November, 2013 , before me the undersigned authority, personally appeared Regina J. Watson , 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.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Sworn and subscribed before me this the 7th day of November, 2013

Notary Public

My Commission Expires: _____

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Expires
October 2, 2017