WARRANTY DEED

COURTNEY K. BENJAMIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 5, 2014

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2013.

Courtney K. Benjamin
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie Wolken	Natalie Wolken	128120A12100CO
(NAME)	(NAME)	
320 Old Hickory Blvd.# 2703	320 Old Hickory Blvd. #2703	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131651

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Ronald Lowe and wife, Ninfa F. Lowe,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Natalie Wolken,** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 121, Building No. 27 on the Plan of Eagle Ridge at the Reserve, Section 7, Phase 1B, of record in Exhibit "A" 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. 21 to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-0003694, 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 all of the same property conveyed to Ronald Lowe and wife, Ninfa F. Lowe by Warranty Deed from Johannie Resto, dated June 10, 2005 and filed of record in Instrument 20050617-0069380, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to the provisions and requirements of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Eagle Ridge at the Reserve, of record in Instrument 20011011-0110875, and as supplemented and amended in Instrument 20030108-0003694, said Register's Office, and By-Laws appended thereto.

unimproved ☐

This is improved ☒ property, known as 2703 Old Hickory Blvd. #2703, 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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

BILL GARRETT, Davidson County
Trans: T20130099299 DEEDWARR
Recvd: 11/22/13 11:02 2 pgs
Fees: 13.00 Taxes: 740.00

20131122-0120450

Witness our hands this 13th day of November, 2013.

Ronald Lowe

Ninfa F. Lowe

STATE OF ARIZONA

COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Ronald Lowe and wife, Ninfa F. Lowe, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Ronald Lowe and wife, Ninfa F. Lowe executed the within instrument for the purposes therein contained.

Witness my hand and official seal this.

Commission expires:

Notary Public

MARIA GLUVNA
Notary Public - Arizona
Maricopa County
My Commission Expires
November 13, 2015