BILL GARRETT, Davidson County
Trans:T20140029583 DEEDWARR
Recvd: 04/30/14 15:15 2 pgs
Fees:13.00 Taxes:739.63
20140430-0036447

WARRANTY DEED

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$199,900.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2014.

Notary Public

My commission expires: 10-18-16

(AFFIX SEAL)

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
Jared Isaac Fleischer	**Wilson Bank & Trust**	**Map 128-12-0-A Parcel 114-00co**
320 Old Hickory Boulevard #2505	1130 Castle Heights North	
Nashville, TN 37221	Lebanon, TN 37087	

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,

Timothy Schwab, an unmarried man

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

Jared Isaac Fleischer, an unmarried man

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

Land in Davidson County, Tennessee, being Unit No. 114, Building No. 25, on the Plan of Eagle Ridge At The Reserve, Section 9, Phase 1B, 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. 23, to the Master Deed of Eagle Ridge at The Reserve, of record in Instrument No. 20030108-0003696, and Supplement and Amendment in Instrument No. 20030108-0003688, 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 Timothy Schwab, an unmarried man, by Deed dated December 11, 2006, from Charles B. Rhoden, III, a single man of record in Instrument No. 20070202-0013650, Register's Office for Davidson County, Tennessee, subject to: Affidavit regarding Scrivener's Error in Instrument No. 20070209-0017171.

This instrument is being executed on behalf of Timothy Schwab, pursuant to a Power of Attorney executed by same on the 14th day of April, 2014, of record in Instrument No. 20140430-0036446, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **320 Old Hickory Boulevard #2505, 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 **28th** day of **April, 2014.**

Timothy Schwab by Houston Howell, Attorney-in-fact

Timothy Schwab by Houston W. Howell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of April, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, 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 **Timothy Schwab** 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 **Timothy Schwab**, for the purpose therein contained, by signing the name of **Timothy Schwab**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **April, 2014.**

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.