WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140041964 DEEDWARR
Recvd: 06/13/14 11:39 2 pgs
Fees:13.00 Taxes:883.93
20140613-0051817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-17-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Sterrett, Trustee	Same as New Owner	Map 128-12-A
(NAME) 320 Old Hickory Boulevard Unit 2912	(NAME)	Parcel 18 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BRIGITTA ZIMMERMANN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. STERRETT AND JOYCE M. STERRETT, TRUSTEES OF THE STERRETT FAMILY TRUST U/A/D 6/20/2005,** 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. 2912, Building No. 13, on the Plan of Section 13, Phase 1D, Eagle Ridge at the Reserve, as shown in Exhibit "A" to the Master Deed of 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 Bylaws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment to the Master Deed of record in Instrument No. 20040716-0084983, 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 H. F. Zimmermann and wife, Brigitta Zimmermann, by deed dated August 7, 2006 from Eagle Ridge at the Reserve, LLC, of record in Instrument #20060808-0097544, said Register's Office. H. F. Zimmermann has since died, vesting title solely in Brigitta Zimmermann as the surviving tenant by the entirety.

This conveyance is subject to (a) 2014 real property taxes; and (b) all matters appearing in the Master Deed and Bylaws of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment to the Master Deed of record in Instrument No. 20040716-0084983, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 320 Old Hickory Boulevard Unit 2912, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 6-9 ay of June, 2014.

Brigitta Zimmermann

Brigitta Zimmermann

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 Brigitta Zimmermann, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9 day of June, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

Return to: Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212