BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140068690 DEEDWARR
Recvd: 09/15/14 12:57 3 pgs
Fees:18.00 Taxes:880.23
20140915-0084271

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 16, 2017

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 NUMBER
Timothy D. Tucker, Trustee	New Owner	
(NAME)	(NAME)	128-120A-177CO
17 Nottingham Dr.		
(ADDRESS)	(ADDRESS)	
West Grove, PA 19390		
(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, WE, **AUDREY R. CARVAJAL AND HUSBAND, SOL A. PREBUS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY D. TUCKER, TRUSTEE AND REBECCA L. TUCKER, TRUSTEE, OR THEIR SUCCESSORS IN TRUST, UNDER THE TIMOTHY D. TUCKER LIVING TRUST U/A/D AUGUST 6, 2001**, 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 7900, Page(s) 896, 897 and 898 and Instrument Nos. 20001128-0116842, 20010201-0009806, 20020319-0033865, 20030106-001894 and 2004019-0125465, said Register's Office; and (c) restrictive covenants of record in Instrument Nos. 20010116-0004521, 20011004-0108054 and Affidavit recorded at Instrument No. 20051129-0143344, said Register's Office; (d) Charter of Eagle Ridge at the Reserve recorded at Instrument Nos. 20010112-0003836 and 20010112-0003839, said Register's Office; (e) Master Deed establishing EAGLE RIDGE AT THE RESERVE Condominium of record inInstrument No. 20011011-0110875 , as amended by instrument(s) of record in Instrument No. 20040716-0084982 and Affidavit recorded at Instrument No. 20051129-0143344, said Register's Office; (f) Easement recorded in Book 5074, Page 945, Book 7861, Page 559 and Book 8083, Page 534, said Register's Office; (g) Articles of Organization recorded at Instrument No. 200003300032081, said Register's Office; (h) Resolution(s) recorded at Instrument Nos. 20010720-0077384, 20010720-0077385, 20010926-0104203 and 20010926-0104204, said Register's Office; (i) Stormwater Detention Agreement, recorded at Instrument No. 20001103-0109348, said Register's Office; (j) Quitclaim Deed for Common Elements recorded at Instrument No. 20040729-0090682, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 320 Old Hickory Blvd., Unit 2906, 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 our hands this 12th day of September, 2014.

Audrey R. Carvajal

Sol A. Prebus by Audrey R. Carvajal, Attorney in Fact

Sol A. Prebus , By: Audrey R. Carvajal, Attorney in Fact

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 Audrey R. Carvajal, 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 12th day of September, 2014

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of September, 20, before me personally appeared Audrey R. Cavajal, to me known to be the person who executed the foregoing instrument on behalf of Sol A. Prebus and acknowledged that she executed the same as the free act and deed of Sol A. Prebus.

Witness my hand and official seal at Nashville, Tennessee this 12th day of September, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee being Unit No. 2906, Building No. 12, on the Plan of Section 12, Phase 1D, on the Plan of Eagle Ridge at the Reserve, LLC, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 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. 32 & 38, to the Master Deed of record in Instrument No. 20040716-0084976, and in Instrument No. 20040716-0084982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit set forth in 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 Sol A. Prebus, married from Eagle Ridge at the Reserve, LLC by Deed dated 12/18/2005 and filed for record in Instrument No. 20051230-156659, and as corrected in Intrument No. 20060824-0104416, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Audrey R. Carvajal and husband, Sol A. Prebus by Quitclaim Deed from Sol A. Prebus, married, recorded on the 4th day of March, 2011 in Instrument No. 20110304-0017394, in the Register's Office of Davidson County, Tennessee.