File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140070455 DEEDWARR
Recvd: 09/19/14 15:16 2 pgs
Fees:13.00 Taxes:897.25
20140919-0086378

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53747
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susan Matthews Schrecker 320 Old Hickory Blvd. #2918 Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 128120A18300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$242,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Diane S. Dycus, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan Matthews Schrecker as to a fee simple interest in the property and Edward Schrecker with a life estate interest in the property**, 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. 2918, Building 15 of Eagle Ridge at the Reserve, Section 15, Phase 10, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit A to the Master Deed of record in Doc. No. 20111011-0110875, corrected by Scrivener's Affidavit of record in Doc. No. 20051129-0143344 and amended in Doc. No. 20040716-00854985, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Dianne S. Dycus, unmarried by Warranty Deed from Eagle Ridge at the Reserve, LLC a Tennessee Limited Liability Company, dated August, 2005 and recorded on August 5, 2005 of record in Doc. No. 20050805-00928174, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "A" of the Master Deed and By Laws of record in Doc. No. 20011011-0110875, corrected by Scrivener's Affidavit of record in Doc. No. 20051129-0143344, said Register's Office, and amended in Doc. No. 20040716-0084985, which instruments reference is made for a complete description. The provisions of the condominium Master Deed of record in Book Doc No. 20011011-0110875, corrected by Scrivener's Affidavit of record in Doc. No. 20051129-0143344, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 320 Old Hickory Boulevard # 2918, 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 18th day of September, 2014.

Diane S. Dycus

State of TENNESSEE
County of DAVIDSON

On this 18th day of September, 2014 , before me the undersigned authority, personally appeared Diane S. Dycus, 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: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

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 $242,500.00

Affiant

Sworn and subscribed before me this the 18th day of September, 2014

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

Notary Public