Davidson County DEEDWARR
Recvd: 01/23/15 16:13 2 pgs
Fees:13.00 Taxes:758.50
20150123-0006975

WARRANTY DEED

SELINA HARRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON, TENN. My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

$205,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamal Yousaf Perry	New Owner	128120A07200 CO
(NAME) 320 Old Hickory Blvd. Unit 1200		
(ADDRESS) Nashville, TN 37221		
(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, Brad M. Brach and wife, Jenae Brach, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamal Yousaf Perry, a single person, 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. 72, Building No. 12 on the Plan of Section 10, Phase 1A, 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 by-laws, of record as Instrument No. 20011011-0110875, as supplemented and amended by supplement and Amendment No. 6 to the Master Deed of record as Instrument No. 20020313-0031654, Register's Office for Davidson County, Tennessee, together with 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 Brad M. Brach, by deed of record in Instrument Number 20121001-0089211, Register's Office for Davidson County, Tennessee. Brad M. Brach is now married to Jenae Brach. The said Jenae Brach hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to Easements of record in Book 7861, Page 558, and Book 8083, Page 534, Register's Office for Davidson County, Tennessee. Easement by Eagle Ridge at the Reserve HOA to Comcast of record in Instrument No. 20140924-0087653, Register's Office for Davidson County, Tennessee. Charter to eagle Ridge at the Reserve of record in Instrument Nos. 20010112-0003836 and 20010112-0003839, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 320 Old Hickory Blvd. Unit 1200, 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 21st day of January, 2015.

Brad M. Brach

Jenae Brach

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brad M. Brach and Jenae Brach, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 21st day of January, 2015.

Commission expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

Notary Public

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018