WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150018702 DEEDWARR
Recvd: 03/16/15 09:41 2 pgs
Fees:13.00 Taxes:851.00
20150316-0022093

G-VRES-15-320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Donald John Travers and Yvette A. Travers	**USAA Federal Savings Bank**	
(NAME)	(NAME)	
320 Old Hickory Blvd #2406	**10750 McDermott Freeway**	**128-12-0A-129.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**San Antonio, TX 78288-0558**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHRISTOPHER N. CAGLE, MARRIED ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DONALD JOHN TRAVERS AND YVETTE A. TRAVERS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 129, Building No. 24, Section 11, Phase 1B of Eagle Ridge at the Reserve, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Eagle Ridge at The Reserve of record in Instrument Number 20011011-0110875, as supplemented and amended by supplement and Amendment No. 25 to the Master Deed of record in Instrument No. 20030108-0003698 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Christopher N. Cagle, unmarried by Warranty deed from Eagle Ridge at the Reserve, LLC a Tennessee limited liability company of record in Instrument No. 20031223-0182793 Register's Office for Davidson County, Tennessee, dated December 23, 2003 and recorded on December 23, 2003.

Christopher N. Cagle having since married. Kay Cagle joins in this conveyance to convey any and all marital interest she may have to said property.

This conveyance is subject to:

- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- All matters shown on the Fourth Revision of Subdivision of Phase 1- Nashville Highlands, of record at Instrument No. 20041019-0125465, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record in Plat Book 7900, Page (s) 896 through 898 inclusive, Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Eagle Ridge at the Reserve of record in Instrument Number 20011011-0110875, as corrected by Scrivener' s Affidavit of record in Instrument No. 20051129-0143344, and Supplemented and Amended by Supplement and Amendment No. 25 to the Master Deed, of record in Instrument No. 20030108-0003698 and Instrument No. 20030108-0003688, Register's Office for Davidson County, Tennessee.
- Charter for Eagle Ridge at the Reserve Home Owner's Association of record in Instrument Number 20010112-0003836, amended in Instrument Number 20010112-0003839, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens

provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010116-0004521, Register's Office for Davidson County, Tennessee,
• Storm water detention agreement of record in Instrument Number 20001103-0109348, in the Register's Office for Davidson County, Tennessee.
• Option Agreements of record in Book 5074, Page 856 (at Page 886) and Book 9600, page 924, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
• Drainage easement of record in Book 7861, Page 559, in the Register's Office for Davidson County, Tennessee.
• Easement for Construction and Maintenance of a Drainage Facility granted to the State of Tennessee of record in Book 8083, Page 534, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20140924-0087653, in the Register's Office for DavidsonCounty, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 Old Hickory Blvd #2406 , 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF MARCH, 2015.

Christopher N. Cagle by John Gleaves,
Attorney in Fact

Kay Cagle by John Gleaves, 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, John Gleaves , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTOPHER N. CAGLE and KAY CAGLE, and who acknowledged he executed the same as the free act and deed of the said CHRISTOPHER N. CAGLE and KAY CAGLE.

Witness my hand and official seal, this the 11th of March, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212