WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150018900 DEEDWARR
Recvd: 03/16/15 13:53 2 pgs
Fees:13.00 Taxes:812.15
20150316-0022353

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

B-KW-15-320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/10/18 (AFFIX SEAL)

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)
Brenda Williams	New Owner	
(NAME)	(NAME)	
320 Old Hickory Blvd #1907		**128-12-0A-103.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 **MEGAN STACK, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRENDA WILLIAMS,** 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:

Land in Davidson County, Tennessee being Unit No. 103, Building No 19. on the Plan of Section 12 Phase 1B on the plan of Eagle Ridge at the Reserve LLC. of record in Exhibit A Condominiums a horizontal property regime ceased under title 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. 26 to the Master deed of record in Instrument No. 20030108-0003699, Register's office for Davidson County Tennessee together with the undivided percentage interest in the common elements appurtenant to said to said unit as 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 Megan Stack by Warranty deed from Karen M. Bottesch, an unmarried person of record in Instrument No. 20090515-0044883 Register's Office for Davidson County, Tennessee, dated May 14, 2009 and recorded on May 15, 2009.

This conveyance is subject to:

- Taxes for the year 2015 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.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, 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. 26 to the Master Deed, of record in Instrument No. 20030108-0003699 and Instrument No. 20030108-0003688 and 20030108-0003691, 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, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

- 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, and Conditional Release in Instrument No. 20000831-0086324, 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.
- All Matters appearing on the Plan of record in Instrument Number 20030106-0001894, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 Old Hickory Blvd #1907 , 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 12th DAY OF MARCH, 2015.

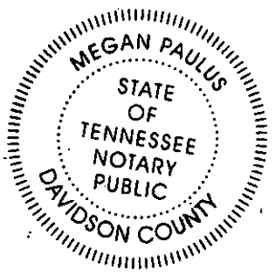
Megan Stack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN STACK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of March, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



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