BILL GARRETT, Davidson County
Trans: T20150057889 DEEDWARR
Recvd: 07/16/15 12:35 2 pgs
Fees: 13.00 Taxes: 843.60

20150716-0069531

D

WARRANTY DEED

Return to
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $228,000.00.

Affiant

Subscribed and sworn to before me this 14 day of July, 2015

Notary Public
My Commission expires: 9-20-2017
(Affix Seal)

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Oliver F. Smith	Branch Banking & Trust Company	128-12-0A-075.00CO
320 Old Hickory Blvd, Apt #1507	301 College Street	
Nashville, TN 37221	Greenville, SC 29601	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jane Fagan and husband, Shawn Fagan,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Oliver F. Smith,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 75, Building No. 15, on the Plan of Section 13, 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 in Instrument Number 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 8 to the Master Deed of record in Instrument Number 20020313-0031656, Register's Office of Davidson County, Tennessee, together with the 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 Jane Fagan and husband, Shawn Fagan from Thomas E. Croffut by Warranty Deed on October 31, 2006, of record in Instrument Number 20061103-0137240, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan as shown on Exhibit "A" to the Master Deed of record in Instrument Number 20011011-0110875, as supplemented and amended in Instrument Number 20020313-0031656, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20010112-0003836 and 20010112-0003839, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 8083, Page 534; Book 7861, Page 559; Book 5074, Page 856 and 886; Book 4310, Page 579 and Instrument Number 20140924-0087653, Register's Office for Davidson County, Tennessee.
- Subject to all matters on the Plan of record in Plat Book 7900, Pages 896-898, Register's Office for Davidson County, Tennessee.
- Such matters as shown on the survey of the property made by Mark E. Sawyer, Barge, Waggoner, Sumner and Cannon, Inc., No. 9358-13, February 2, 1995, July 22, 1996, March 30, 2000 and August 3, 2000.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: 320 Old Hickory Blvd Apt #1507, Nashville, TN 37204

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 13, 2015.

Shawn Fagan

Jane Fagan

STATE OF Pennsylvania

COUNTY OF Montgomery

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jane Fagan and husband Shawn Fagan** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 13, 2015

My commission expires 07/27/2017

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NICOLE HAYS
Notary Public
UPPER MORELAND TWP., MONTGOMERY CNTY
My Commission Expires Jul 27, 2017