File BOX 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150086448 DEEDWARR
Recvd: 10/09/15 14:51 2 pgs
Fees:13.00 Taxes:899.10
20151009-0103328

B-KW-15-320-802

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Rachel Farm
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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)
Deborah W. Kittrell	Farmington Mortgage	
(NAME)	(NAME)	**128-12-0A-043.00-CO**
320 Old Hickory Boulevard #802	2002 Richard Jones Rd. Ste. 308A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(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 **STEPHEN A. LOJACONO, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DEBORAH W. KITTRELL,** 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. 43, Building No. 8, on the Plan of Section 6, 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 No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 12 to the Master Deed, of record in Instrument No. 20020524-0063778, Register's Office for 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, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Stephen A. LoJacono, unmarried by Quit Claim deed from Maria L. Perna, unmarried of record in Instrument No. 20081027-0107153 Register's Office for Davidson County, Tennessee, dated October 07, 2008 and recorded on October 27, 2008. Stephen A. LoJacono, having since married. Said property is not and has never been his primary marital residence.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- All matters shown on Exhibit "A" to the Master Deed of record in Instrument Number 20011011-0110875, as corrected in Instrument No. 20051129-0143344, and Supplemented and Amended by Supplement and Amendment No. 12 to the Master Deed, of record in Instrument No. 20020524-0063778, 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 Condominiums of record in Instrument Number 20011011-0110875, as corrected in Instrument No. 20051129-0143344, and Supplemented and Amended by Supplement and Amendment No. 12 to the Master Deed, of record in Instrument No. 20020524-0063778, Register's Office for Davidson County, Tennessee.
- Charter for Eagle Ridge at the Reserve HOA of record in Instrument Number 20010112-0003836, amended in Instrument Number 20010112-0003839, in the 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 (s) 856 and 886, 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.
• Drainage facility easement of record in Book 8083, Page 534, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 7900, Page 896 - 898, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record as Instrument Number 20010201-0009806, Register's Office of Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record as Instrument Number 20041019-0125465, Register's Office of Davidson County, 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 Boulevard #802, 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 8th DAY OF OCTOBER, 2015.

Stephen A. LoJacono

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN A. LOJACONO, 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 8th of October, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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