WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/22/15 14:23 3 pgs
Fees:18.00 Taxes:863.95
20151222-0128796

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $233,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1634B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Dawson Investments LP	NEW OWNER	128-12-0-A-069.00CO
300 Dawson Avenue		
Cranberry Township, PA 16066		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

NANCY ZAMBITO, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAWSON INVESTMENTS, LP

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 69, Building No. 12 of Section 10, Phase 1A, Eagle Ridge at the Reserve, a Condominium, a Horizontal Property Regime, located in Nashville, Tennessee, as shown in Exhibit "A" to the Supplement and Amendment No. 6 to the Master Deed of Eagle Ridge at the Reserve of record in Instrument No. 20020313-0031654, and described in a Master Deed recorded in Instrument No. 20011011-0110875 as amended in Instrument No. 20020313-0031654, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Eagle Ridge at the Reserve, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20011011-0110875 as amended in Instrument No. 20020313-0031654, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nancy Zambito by Warranty deed from Kwasi I. Kena and wife, Abena S. Fosua, of record in Instrument No. 20130129-0009111, Register's Office for Davidson County, Tennessee, dated January 24, 2013 and recorded on January 29, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

All matters shown on the Plan of record in Book 7900, pages 896 - 898 and Instrument 20011011-0110875, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan attached as Exhibit "A" to the Supplement and Amendment No. 6 to the Master Deed of Eagle Ridge at the Reserve of record in Instrument 20020313-0031654, Register's Office for Davidson County, Tennessee.

Charter for HOA in Instrument 200101120003836 amended in Instrument 200101120003839, Register's Office for Davidson County, Tennessee.

Easement for drainage in Book 7861, page 559 and Book 8083, page 534, Register's Office for Davidson County, Tennessee.

Storm water detention agreement in Instrument 200011030109348, 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.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 320 Old Hickory Boulevard, #1206, Nashville, TN 37221-1310

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 14th day of December, 2015.

Nancy Zambito

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, NANCY ZAMBITO, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of December, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Grimmett
State of Tennessee Notary Public
Williamson County

File #: 15-1634B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

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

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

