This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd., Ste. 100
Nashville, Tennessee 37215

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Charles B. Biggs and Margaret W. Biggs
320 Old Hickory Blvd. #2608
Nashville, TN 37221

MAP & PARCEL NO: 128120A12400CO

Please Record and Return to:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

SEND TAX BILLS TO:

Magnolia Bank, Inc.
101 Winston Way, Suite D
Campbellsville, KY 42718

# WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, **MONIQUE LAVINIA LOWNES AND WILLIAM D. GANT, WIFE AND HUSBAND**, "Grantors", have this day bargained and sold and do hereby transfer and convey unto **CHARLES B. BIGGS AND MARGARET W. BIGGS, HUSBAND AND WIFE**, "Grantees", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

A certain condominium apartment in Davidson County, TN described as Unit No. 124, Building 26, of Eagle Ridge at the Reserve, Section 8, Phase 1B, a Condominium, a Horizontal Property Regime, located on Old Hickory Boulevard, Nashville, TN, as shown on the plat of Eagle Ridge at the Reserve, Condominium apartments, as established in Master Deed recorded in Instrument No. 20011011-0110875 and Instrument No. 20030108-0003695, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon the 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 and Instrument No. 20030108-0003695, By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein

BEING the same property conveyed to Monique Lavinia Lownes, umarried, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated January 11, 2010, appearing of record in Instrument No. 20100113-0003174, of the Register's Office of Davidson County, Tennessee.

**WILLIAM D. GANT joins herein to convey any and all marital rights he may have in and to the property by virtue of his marriage to the said Monique Lavinia Lownes.**

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Book 7900, page 896-898 and 20030106-0001894; Master Deed of record in Instrument No. 20011011-0110875, amended by Supplement and Amendment No. 21 in Instrument No. 20030108-0003694; Instrument No. 20020524-0063780, and as corrected by Instrument No. 20051129-01433344; Charter for Homeowner's Association of record in Instrument No. 20010112-0003836, amended in Instrument No. 20010112-0003839; Easement for drainage in Book 7861, page 559 and Book 8083, page 534; and a Stormwater detention agreement in Instrument No. 20001103-0109348; all of the Register's Office for Davidson County, Tennessee.

**This is improved property known as 320 Old Hickory Blvd. #2608, Nashville, TN, 37221.**

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantees.

BILL GARRETT, Davidson County
Trans:T20160029540 DEEDWARR
Recvd: 04/12/16 09:43 2 pgs
Fees:13.00 Taxes:908.35
20160412-0034845

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantees with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 8th day of April, 2016.

MONIQUE LAVINIA LOWNES

WILLIAM D. GANT

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **MONIQUE LAVINIA LOWNES AND WILLIAM D. GANT**, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 8th day of April, 2016.

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

NOTARY PUBLIC

My Commission Expires: 5-23-2016

My Commission Expires: 05-23-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$245,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rita Barber

AFFIANT

Sworn to and subscribed before me this 8th day of April, 2016.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC

My Commission Expires: _____