WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160032137 DEEDWARR
Recvd: 04/19/16 15:06 3 pgs
Fees:18.00 Taxes:974.95
20160419-0037915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/15/2019

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Schultz and Jacqueline A. Schultz	new owner	
(NAME)	(NAME)	
320 Old Hickory Blvd #2908		128120A17800CO/
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SONYA NICOLE JONES, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN SCHULTZ AND JACQUELINE A. SCHULTZ, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 7900, Page(s) 896, 897 and 898 and Instrument Nos. 20001128-0116842, 20010201-0009806, 20020319-0033865, 20030106-001894 and 2004019-0125465, said Register's Office; Restrictive covenants of record in Instrument Nos. 20010116-0004521, 20011004-0108054 and Affidavit recorded at Instrument No. 20051129-0143344, said Register's Office; Charter of record in Instrument Nos. 20010112-0003836 and 20010112-0003839; Master Deed establishing EAGLE RIDGE AT THE RESERVE Condominium of record in Instrument No. 20011011-0110875, supplemented at Instrument No. 20040716-0084976 , as amended by instrument(s) of record in Instrument No. 20040716-0084982 and Affidavit recorded at Instrument No. 20051129-0143344; also subject to easements, rights and interests 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 building thereon; Easement recorded in Book 5074, Page 945, Book 7861, Page 559 and Book 8083, Page 534; Articles of Organization recorded at Instrument No. 200003300032081; Resolutions(s) recorded at Instrument Nos. 20010720-0077384, 20010720-0077385, 20010926-0104203 and 20010926-0104204' Stormwater detention Agreement recorded at Instrument No. 20001103-0109348; and Grant of Easement recorded at Instrument No. 20140924-0087653.

This is unimproved / improved x property, known as 320 Old Hickory Blvd #2908, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 this 18 day of April, 2016

Sonya Nicole Jones
By J. Gregory Hardeman

SONYA NICOLE JONES, BY: J. GREGORY HARDEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18 day of April, 2016, before me personally appeared J. Gregory Hardeman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sonya Nicole Jones and acknowledged that he executed the same as the free act and deed of Sonya Nicole Jones.

Witness my hand and official seal at Nashville, Tennessee this 18 day of April, 2016.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

Notary Public

~~SEE ATTACHED~~ EXHIBIT "A"

Land in Davidson County, Tennessee being Unit No. 2908, Building No. 12, on the Plan of Eagle Ridge at the Reserve, Section 12, Phase 1D, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created 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. 38, to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20040716-0084982, 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, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Sonya Nicole Jones, unmarried by Warranty Deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company, recorded on the 4th day of May, 2006 in Instrument No. 20060504-0052242, in the Register's Office of Davidson County, Tennessee.