WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/16 14:15 2 pgs
Fees:13.00 Taxes:906.50
20160715-0073031



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $245,000.00.

Affiant

Subscribed and sworn to before me this 12th day of July, 2016

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

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:
Hillel M. Frankel	Bank of America, N.A. c/o PHH Mortgage	128-12-0A-146.00CO
320 Old Hickory Blvd Apt #2008	1 Mortgage Way	
Nashville, TN 37211	Mount Laurel, NJ 08054	

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, **Brian A. Bishop and Michael G. Bishop, joint tenants with rights of survivorship,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hillel M. Frankel, a married man, and Noam T. Frankel, a married man,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 146, BUILDING NO. 20, ON THE PLAN OF EAGLE RIDGE AT THE RESERVE, SECTION 10, PHASE 1B, 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. 24, TO THE MASTER DEED OF EAGLE RIDGE AT THE RESERVE, OF RECORD IN INSTRUMENT NO. 20030108-0003697, 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 Brian A. Bishop and Michael G. Bishop, joint tenants with rights of survivorship from David W. Powell and wife, Angela M. Powell by Warranty Deed on August 2, 2005, of record in Instrument Number 20050810-0094646, 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 2016 and subsequent years a lien but not yet due and payable.
- Subject to all matters on Plan as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20011011-0110875, as supplemented and amended in Instrument No. 20030108-0003697, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Instrument No. 20011011-0110875, as supplemented and amended in Instrument No. 20030108-0003697, and Instrument No. 20051129-0143344, Register's Office for Davidson County, Tennessee.
- Charter of Eagle Ridge at the Reserve Owner's Association, Inc., of record in Instrument No. 20010112-0003836, and Instrument No. 20010112-0003839, Register's Office for Davidson County, Tennessee.
- Easement for Drainage Facility of record in Book 8083, Page 534, Register's Office for said County; Drainage Easement of record in Book 7861, Page 559, Register's Office for said County; In the event property is developed for single family residential purposes, as set forth in Article 7.02 of the instrument of record in Book 5074, Page 856, at Page 886, Third National Bank Trustee is granted certain options with regard to the property conveyed by Installment Deed of record in Book 4310, Page 579, Register's Office for said County; 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, February 13, 1995, July 22, 1996, March 30, 2000 and August 3, 2000: Easement to Comcast

Nashville, LLC, of record in Instrument No. 20140924-0087653, Register's Office for said County; Subject to all matters on Plan of record in Plat Book 7900, Pages 896-898, Register's Office for Davidson County, Tennessee.

- 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 #2008, Nashville, TN 37221**

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 12, 2016.

Michael G. Bishop

Brian A. Bishop

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brian A. Bishop and Michael G. Bishop,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 12, 2016

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5.24.17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.