PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160081433 DEEDWARR
Recvd: 09/16/16 12:41 2 pgs
Fees:13.00 Taxes:973.10
20160916-0097657

W & I Ref: (RF) Title No.: 58554
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rachel Boison 320 Old Hickory Boulevard, #1808 Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 128120A14000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$263,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph P. Rizzo Jr., married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel Boison, a single woman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 140 Building 18 of Eagle Ridge at the Reserve, Section 3 Phase 1B horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the "Exhibit A" to the Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003690, Register's Office for said County to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Joseph P. Rizzo, a married man by Special/Limited Warranty deed from Federal Home Loan Mortgage Corporation, dated November 26, 2010 and recorded on January 27, 2011 of record in Instrument No. 20110127-0007398, Register's Office for Davidson County, Tennessee.

Joseph P. Rizzo and Joseph P. Rizzo, Jr. are one in the same person.

Robin A. Rizzo, spouse of Joseph P. Rizzo, Jr. joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record as setout in Exhibit "A" of the Master Deed and By Laws of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003690 which instruments reference is made for a complete description. Subject to the provisions of the condominium Master Deed of record in Instrument No. 20011011-0110875, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters to which Master Deed reference is hereby made for more particulars.
Easement to Comcast of Nashville of record in Instrument No. 20140924-0087653, said Register's Office.

This is improved property, known as 320 Old Hickory Boulevard, # 1808, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of September, 2016.

Joseph P. Rizzo Jr.

Robin A. Rizzo

State of Tennessee

County of Davidson

On this 14th day of September, 2016, before me the undersigned authority, personally appeared Joseph P. Rizzo Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

and Robin A. Rizzo

CHRISTY WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $263,000.00.

Affiant

Sworn and subscribed before me this 14th day of September, 2016.

Notary

My Commission Expires: 9.3.2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County