Prepared by:
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615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$254,900.00~~

Affiant

Subscribed and sworn to before me, this 31st day of October 2016.

Notary Public Tracey Perry
My commission expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

BILL GARRETT, Davidson County
Trans:T20160098807 DEEDWARR
Recvd: 11/08/16 10:12 3 pgs
Fees:18.00 Taxes:943.13
20161108-0118128

Address of New Owner:	Send Tax Bills to:	Tax Information
Brenda Nelms Phillips 320 Old Hickory Blvd Apt 2002 Nashville TN 37221	NEW OWNER	128 12 0A 149.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Nancy Parsons a married person fka Nancy Ourso hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Brenda Nelms Phillips 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:

Being Unit No. 149, Building No. 20, of Eagle Ridge at the Reserve, Section 10, Phase 1-B, a Horizontal Property Regime created under Title 66, Section 27-101, et seq. as amended, Tennessee Code annotated and as established by Master Deed of Eagle Ridge at the Reserve of record as 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 as Instrument No. 20030108-003697, 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 in Exhibit A attached to the aforementioned Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Nancy Ourso now known as Nancy Parsons by deed from Wendy M. Warren of record in Instrument No. 20060113- 0005541 and dated 1/9/06, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 200110110110875 and amended in Instrument Nos. 200202150020370; 200203040026998; 200203130031651; 200203130031652; 200203130031653; 200203130031654; 200203130031655; 200203130031656; 200204170047840; 200205240063777; 200205240063779; 200205240063780; 200205300065658; 200301080003688; 200301080003689; 200301080003690; 200301080003691; 200301080003692; 200301080003694; 200301080003693; 200301080003695; 200301080003696; 200301080003697; 200301080003698; 200301080003699; 200407160084972-200407160084979; 200407160084981-00407160084993; 200605260062486; 200612070151635; 200701020000519 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Eagle Ridge at The Reserve Condominiums 3) Declaration for Eagle Ridge at the Reserve of record in Instrument No.20010116-0004521_ 4) Charter for Eagle Ridge at the Reserve Association of record in Instrument No. 20010112-0003839 and Instrument No. 20010112-0003836

This property is improved property known as 320 Old Hickory Blvd Apt 2002, Nashville, Tennessee 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

Stephen Parsons joins in this conveyance to convey any marital interests that he may have.

WITNESS my hand this 19th day of October, 2016.

Nancy Parsons

Nancy Parsons

Stephen Parsons

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Parsons and Stephen Parsons, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of October, 2016.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09702