WARRANTY DEED

File #17389

BILL GARRETT, Davidson County
Trans: T20170066472 DEEDWARR
Recvd: 08/02/17 13:18 2 pgs
Fees: 13.00 Taxes: 987.90
20170802-0078708

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Auerbach	Fifth Third Mortgage Co,	128120A14300CO
(NAME)	(NAME)	
320 Old Hickory Blvd Unit 1802	P. O. Box 630170	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Cincinnati, OH 45263	
(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, I, **Sue Hamilton, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tracy Auerbach and Andrew Auerbach wife and husband,** 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:

Being Land in Davidson County, Tennessee being Unit No. 143, Building No. 18 on the plan of Eagle Ridge at the Reserve, Section 3, Phase I B, 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-Jaws, of record in Instrument No. 20011011-0110875, as supplemented and amended by supplement and amendment No. 17, to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20030108-0003690, 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 more complete identification and description of such unit.

Being the same property conveyed to Sue Hamilton, unmarried by Quitclaim Deed from Robert J. Bolen, married dated January 15th 2013 and recorded January 30th 2013 record in Instrument No. 20130130-0009809, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Sue Hamilton, unmarried and Robert J. Bolen, married, by Warranty Deed from Patrick McDill, married dated October 30th 2012 and recorded on November 1st 2012 in Instrument No. 20121101-0100284, in the Register's Office of Davidson, County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2017 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 320 Old Hickory Blvd Unit 1802, 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 31st day of July, 2017.

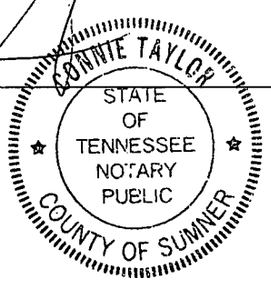
Sue Hamilton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sue Hamilton, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2017.

Notary Public



My Commission Expires:
11/5/2019

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212