Bill Garrett Davidson County
Batch# 9043 DEEDWARR
10/05/2017 03:13:30 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20171005-0102567

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176850

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RR-17-320-903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

Subscribed and sworn to before me, this the 29th day of September, 2017.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Roegan Ryane and Nikko B. Castell 320 Old Hickory Boulevard, Apt #903 Nashville, Tennessee 37221	SAME	128120A04900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Christopher J. Berry, an married man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Roegan Ryane an unmarried woman**, **Nikko B. Castell, an unmarried man, Tenants In Common with Right of Survivorship**, 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:

Land in Davidson County, Tennessee, being Unit No. 49 Building No. 9, together with the appurtenant interest in the common elements of Eagle Ridge at The Reserve Section 9, Phase 1A, a horizontal property regime established by Master Deed, of record in Instrument No. 20011011-0110875, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the 4th Amendment to the aforementioned Master Deed of record in Instrument No. 20020313-0031652.

Being the same property conveyed to Christopher J. Berry, unmarried by Warranty Deed from Kay M. Kazmerowski, unmarried, recorded on the 4th day of October, 2006 in Instrument No. 20061004-0123016, in the Register's Office of Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This is ☒ Improved OR ☐ Unimproved property located at: 320 Old Hickory Boulevard, Apt #903, Nashville, TN 37221

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2017.

Christopher J. Berry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Christopher J. Berry**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2017.

Rachel Marie Collins
Notary Public
My Commission expires: 3.21.20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM