Bill Garrett Davidson County
Batch# 13950 DEEDWARR
10/16/2017 10:09:32 AM 2 pgs
Fees: $13.00 Taxes: $1,072.63
20171016-0105635

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alana D. Northcott 320 Old Hickory Blvd. Apt. 200 Nashville TN 37209	Alana D. Northcott 320 Old Hickory Blvd. Apt. 200 Nashville TN 37209	128120A/010.00CO

THIS INDENTURE, made this 13th day of October, 2017 between

Lisa A. Bush, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Alana D. Northcott, unmarried

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 10, Building No. 2, on the plan of Section 1, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Eagle Ridge at the Reserve, as of record in Instrument No. 20011011-0110875, Register's Office f 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 for Eagle Ridge at the Reserve, for proper identification.

Being the same property conveyed to Lisa A. Bush, unmarried by Warranty Deed dated 6/17/08 from Lynette A. Gillis, unmarried of record in Instrument No. 20080618-0062978, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 320 Old Hickory Blvd., Apt. 200, Nashville, TN 37209.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Lisa A. Bush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lisa A. Bush, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 13th Day of October, 2017., 2017.

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $289,900.00.

Affiant

Sworn to and subscribed before me, this 13th Day of October, 2017.

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019