Bill Garrett Davidson County
Batch# 17779 DEEDWARR
10/25/2017 10:15:01 AM 2 pgs
Fees: $13.00 Taxes: $1,002.70
20171025-0109350

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$271,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF October, 2017.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 128
Kimberly A. Davis 320 Old Hickory Blvd Apt 404 Nashville, Tennessee 37221	Owner 320 Old Hickory Blvd. #404 Nashville, TN 37221	GROUP 12 0A PARCEL 020.00

For and in 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, we,

Starlyn B. Lazarus, a single woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kimberly A. Davis, [redacted] as Trustee of
The Revocable Living Trust of Kimberly A. Davis under Trust Instrument Dated 11/09/2009

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 Number 20, Building Number 4 on the Plan of Section 2, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record as Instrument Number 20011011-0110875, as Supplemented and Amended by Supplement and Amendment Number 1 to the Master Deed, of record as Instrument Number 20020215-0020370, Register's Office for Davidson County, Tennessee, together with the individed 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 Of if ice, for a more complete identification and description of such unit.

Being the same property conveyed to STARLYN B. LAZARUS, AN UNMARRIED WOMAN, by deed from LES LAZARUS, AN UNMARRIED MAN, of record as Instrument No. 20141201-0109631, dated November 26, 2014, said Register's Office.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **320 Old Hickory Blvd Apt 404, 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 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 and official seal at office this 16th day of October, 2017.

Starlyn B. Lazarus
Starlyn B. Lazarus

Michael Harrell, as attorney in fact
By: Michael Harrell, as attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 16th, day of October, 2017, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Michael Harrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Starlyn B. Lazarus, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Starlyn B. Lazarus.

Power of Attorney recorded in Book , page or Instrument No. 20171025-0109349 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 16th day of October, 2017.

My Commission Expires: February 25, 2019

NOTARY PUBLIC James C Smith

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Bankers Title and Escrow
3310 West End Avenue #540
Nashville, TN 37203

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027