ADDRESS NEW OWNER: Daniel E. Ewoldsen
3412 Richards Street
Nashville, TN 37215

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 131050B44900CO

Bill Garrett Davidson County
Batch# 37049 DEEDWARR
12/14/2017 11:25:48 AM 2 pgs
Fees: $13.00 Taxes: $780.70
20171214-0127560

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Laura Elizabeth Cyr Rivas FKA Laura Elizabeth Cyr, a married person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Daniel E. Ewoldsen a married man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Apartment Unit No. 105 of FOUR SEASONS CONDOMINIUM created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6841, Page 349, and amended in Book 6847, Page 122, 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 Mater Deed. Reference is hereby made to the Plat of Four Seasons Condominium shown as Exhibit "D" to said Master Deed for a more complete identification and description of said lot.

Being the same property conveyed to Laura Elizabeth Cyr from Julie A. Hudson and husband, Kye Hudson, by Deed recorded on March 19, 2009, in Instrument No. 20090319-0024864, Register's Office for Davidson County, Tennessee. Laura Elizabeth Cyr is now known as Laura Elizabeth Cyr Rivas.

Julio Rivas, spouse of Laura Elizabeth Cyr Rivas joins in this deed to convey any and all interest he may have in said property including any marital rights therein.

This is property with a common address of 105 Summit Ridge Court, Nashville, TN 37215.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same paid by Grantor.(2) Master Deed in Book 6841, Page 349, as amended in Book 6847, Page 122, said Register's Office.(3) Easements for ingress, egress, and public utilities in Book 5158, Page 846 and Book 5158, Page 852, said Register's Office.(4) Deed to Metro for sewer lines in Book 5271, Page 430, said Register's Office.(5) Terms and Conditions contained in Sales and Assignment of Option in Book 5388, Page 503, said Register's Office.(6) Engineer's Report in Book 6847, Page 125, said Register's Office.(7) Charter for Homeowners Association in Book 6855, Page 917 and amended in Book 8176, Page 697, said Register's Office.(8) Easement for ingress, egress, and regress to and form Hillsboro Road in Book 6869, Page 157, said Register's Office.(9) Consent to Easement Agreement in Book 6869, Page 162, as re-recorded in Book 6870, Page 966, said Register's Office.(10) Easement Agreement in Book 7776, Page 899, said Register's Office.(11) 20' Private Sewer Agreement in Book 10068, Page 413, said Register's Office.(12) Ingress, Egress, & Electric Utility Easement to SBA Properties in Instrument No. 20010912-0099679, said Register's Office.(13) Grant of Easement to Comcast of Nashville, I, LLC, in Instrument No. 20120521-0043888, said Register's Office.(14) Certificate of Substantial Completion in Instrument No. 20040827-0103690, said Register's Office.(15) Plat of Clark Gower Property in Plat Book 5050, Page 30, said Register's Office, and all matters therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of December 2017.

Laura Elizabeth Cyr Rivas

Laura Elizabeth Cyr Rivas FKA Laura Elizabeth Cyr

Julio Rivas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Laura Elizabeth Cyr Rivas FKA Laura Elizabeth Cyr and husband, Julio Rivas,** with whom I am personally acquainted, or who 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 office this 13th day of December 2017.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $211,000.00.

Laura Elizabeth Cyr Rivas

Affiant

Subscribed and sworn before me this 13th day of December 2017.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

File No. 1712K315