30096-8

Box 14

WARRANTY DEED	State of Tennessee County of Davidson
Bill Garrett Davidson County Batch# 47322 **DEEDWARR** 01/16/2018 08:38:54 AM 2 pgs Fees: $13.00 Taxes: $962.00 20180116-0004038	The actual consideration or value, whichever is greater, for this transfer is $260,000.00. Affiant Subscribed and sworn to before me, this the 11th day of January, 2018. Notary Public My commission expires: 5-8-18 (AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Neal Coty Holly Brown	Farmington Mtg, a division of Capstar Bank	Map 128-12-0-A Parcel 086.00co
320 Old Hickory Blvd. Unit 1705	2002 Richard Jones Rd., Ste 300A	
Nashville, TN 37221	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Teresa T. Byrd, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Neal Coty and Holly Brown, husband and wife

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 86 as specified on the Plat shown in the Master Deed, on the Plan of Building 17, Section 2, Phase 1B, Eagle Ridge at The Preserve, 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 for Eagle Ridge at The Preserve, of record in Instrument No. 20011011-0110875, and Supplement and Amendment of record in Instrument No. 20030108-0003689, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 Plan of Eagle Ridge at The Reserve, for placement of Units, as shown on Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875, and Supplement and Amendment of record in Instrument No. 20030108-0003689, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Teresa T. Byrd, by Deed dated October 30, 2007 from Tram N. Pollock Parham, married, of record in Instrument No. 20071114-0133776, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown on Exhibit A to the Master Deed in Instrument No. 20011011-0110875 and Supplement and Amendment in Instrument No. 20030108-0003689, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Eagle Ridge at The Reserve condominiums, of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20030108-0003689, said Register's Office, and By-Laws attached thereto. 3) Grant of Easement between Comcast of Nashville I, LLC and Eagle Ridge at The Reserve, of record in Instrument No. 20140924-0087653, said Register's Office. 4) Charter of Eagle Ridge at The Reserve Homeowners' Association, Inc. of record in Instrument No. 20010112-0003836 and amended in Instrument No. 20010112-0003839, Register's Office for Davidson County, Tennessee. 5) Matters shown on the Plan of record in Book 7900, Pages 896, 897 and 898, said Register's Office. 6) Easement for Drainage Facility of record in Book 8083, Page 534, said Register's Office. 7) In the event the property is developed for single family residential purposes, as set forth in Article 7.02 of that instrument of record in Book 5074, Page 856, at Page 886, Third National Bank Trustee is granted certain options with regard to the property conveyed by Installment Deed of record in Book 4310, Page 579, in the Davidson County Register's Office, as conditionally partially released by the conditional partial release executed by SunTrust Bank. 8) Subject to a Drainage Easement as set out in deed of record in Book 7861, Page 559, said Register's Office. 9) Easements created pursuant to the terms and conditions of the Easement Agreement dated August 24, 1976, executed by and between Belle Forest, a joint venture and American Buildings Company, a Delaware corporation, of record in Book 5074, Page 945, said Register's Office. 10) Stormwater Detention Agreement of record in Instrument No. 20001103-0109348, said Register's Office. 11) All matters as shown on Key Map of record in Instrument No. 20030108-0003688, said Register's Office.

This is improved (__X__) Unimproved (____) property, known as 320 Old Hickory Blvd. Unit 1705, Nashville, TN 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 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/our hand(s) this **11th** day of **January, 2018.**

Teresa T. Byrd

STATE OF ~~TENNESSEE~~) Texas
COUNTY OF ~~DAVIDSON~~) Harris

Personally appeared before me, a Notary Public of said County and State, **Teresa T. Byrd,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **January, 2018.**

Notary Public

My Commission Expires: 3/15/20

BRITTNEY ETIENNE
Notary Public
STATE OF TEXAS
My Comm. Exp. 03/15/2020
ID# 130582733