WARRANTY DEED

Bill Garrett Davidson County
Batch# 71662 **DEEDWARR**
03/21/2018 12:48:37 PM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20180321-0026722

G-NC-18-320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dianne Denton	new owner	
(NAME)	(NAME)	**128-12-0A-062.00-CO**
320 Old Hickory Blvd. #1309		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRANT T. OBERSTEADT, MARRIED AND HENRY LOUIS OBERSTEADT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIANNE DENTON, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 62 Building 13, together with the appurtenant interest in the common elements of Eagle Ridge at The Reserve Section 12 Phase 1 A, a horizontal property regime established by Master Deed, of record in Instrument No. 20011011-0110875 amended in Instrument No. 20020313-0031655, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed.

Being the same property conveyed to Grant T. Obersteadt, unmarried and Henry Louis Obersteadt, married by Warranty deed from Edgar T. Scruggs, unmarried of record in Instrument No. 20070807-0094532 Register's Office for Davidson County, Tennessee, dated August 03, 2007 and recorded on August 07, 2007.

Grant T. Obersteadt having since married. The above referenced property has never been the principal marital residence for either of the Grantors.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Pages 896 through 898, Inclusive and Instrument Number 20010201-0009806, Instrument No. 20030106-0001894 and Instrument No. 20020313-0031655 Register's Office for Davidson County, Tennessee.
- By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed with By-Laws appended thereto establishing a Horizontal Property Regime of Eagle Ridge at the Reserve, of record in Instrument Number 20011011-0110875, Scrivener' s Affidavit of record in Instrument No. 20051129-0143344, and Supplemented and Amended by Supplement and Amendment No. 7 to the Master Deed, of record in Instrument No. 20020313-0031655, Register's Office for Davidson County, Tennessee.
- All matters shown on Exhibit "A" to the Master Deed of record in Instrument Number 20011011-0110875, Scrivener' s Affidavit of record in Instrument No. 20051129-0143344, and Supplemented and Amended by Supplement and Amendment No. 7 to the Master Deed, of record in Instrument No. 20020313-0031655, Register's Office for Davidson County, Tennessee.
- Resolution of all members of Eagle Ridge at the Reserve, LLC of record in Instrument Number 20010720-0077384, in the Register's Office for Davidson County, Tennessee.
- Charter for Eagle Ridge at the Reserve HOA of record in Instrument Number 20010112-0003836, amended in Instrument Number 20010112-0003839, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20001103-0109348, in the Register's Office for Davidson County, Tennessee.

- Option Agreements of record in Book 5074, Page 856 and Book 9600, page 924, in the Register's Office for Davidson County, Tennessee. Conditional release of record as Instrument Number 20000831-0086324, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
- Drainage easement of record in Book 7861, Page 559, in the Register's Office for Davidson County, Tennessee.
- Drainage facility easement of record in Book 8083, Page 534, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20140924-0087653, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 Old Hickory Blvd. #1309, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19th DAY OF MARCH, 2018.

Grant T. Obersteadt

Henry Louis Obersteadt by Grant Obersteadt Attorney in Fact
Henry Louis Obersteadt
by Grant T. Obersteadt, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRANT T. OBERSTEADT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of March, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grant T. Obersteadt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HENRY LOUIS OBERSTEADT, and who acknowledged he executed the same as the free act and deed of the said HENRY LOUIS OBERSTEADT.

Witness my hand and official seal, this the 19th of March, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212