GSRM Pol 44

(2)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

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 $ 300,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 2018

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 72809 DEEDWARR
03/23/2018 03:47:28 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20180323-0027796

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia B. Bressman	New Owner	MAP
320 Old Hickory Blvd. Unit 3000		PARCEL 128-12-0A-187.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Joyce H. Ridley, Trustee of the Survivor's Trust Created Under The Ridley 1988 Family Trust, Dated April 5, 1988**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Paula Elizabeth Bressman, an unmarried woman and Patricia B. Bressman, a married woman, as tenants in common with right of survivorship**

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 No. 3000, Building No. 16, on the Plan of Section 16, Phase 1D, on the Plan of Eagle Ridge At The Reserve, of record in Exhibit "A" Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 42 to the Master Deed of record in Instrument No. 20040716-0084986, 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 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 Office, for a more complete identification and description of such unit.

Being the same property conveyed to Jean J. Ridley and wife, Joyce H. Ridley by Warranty deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company, dated 06/27/2006 and recorded 06/29/2006 of record in Instrument No. 20060629-0078036 and Scrivener's Affidavit recorded in Instrument No. 20140818-0074901 Register's Office for Davidson County, Tennessee, dated 08/18/2014 and recorded 08/18/2014.

Being the same property conveyed to Jean J. Ridley & Joyce H. Ridley, Co-Trustees of the Ridley 1988 Family Trust, Dated April 5, 1988 by Quitclaim deed from Jean J. Ridley and wife, Joyce H. Ridley of record in Instrument No. 20140909-0082365 Register's Office for Davidson County, Tennessee, dated September 4, 2014 and recorded on September 9, 2014. The said Jean J. Ridley having since died on November 29, 2016

Being the same property conveyed to Joyce H. Ridley, Trustee of the Survivor's Trust Created Under The Ridley 1988 Family Trust, Dated April 5, 1988 by Quitclaim Deed from Joyce H. Ridley, Co-Trustee of the Ridley 1988 Trust, Dated April 5, 1988, dated _____ and recorded on _____, in Instrument No. 20180323-0027795, in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **320 Old Hickory Blvd. Unit 3000, 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, 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( ) this the 22 day of March, 2018.

Joyce H. Ridley Trustee

Joyce H. Ridley, Trustee of the Survivor's Trust
Created Under The Ridley 1988 Family Trust U/A/D
April 5, 1988

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joyce H. Ridley, Trustee of The Survivor's Trust Created Under The Ridley 1988 Family Trust, U/A/D/ April 5, 1988,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the _____ day of March, 2018.

My Commission expires _____

_____
Notary Public

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Alameda)

On 3/22/18 *Date* before me, Dawn Cooper, notary public, *Here Insert Name and Title of the Officer*

personally appeared Joyce H. Ridley *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DAWN COOPER
Commission # 2134120
Notary Public - California
San Joaquin County
My Comm. Expires Dec 16, 2019

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: 3/22/18
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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