WARRANTY DEED

Bill Garrett Davidson County
Batch# 73434 **DEEDWARR**
03/26/2018 12:54:08 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180326-0028188

B-KW-18-320-1501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Scott V. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Scott V. Wright	**New Owner**	
(NAME)	(NAME)	
2001 Palm Drive Unit F103		**128-12-A-78.00CO**
(ADDRESS)	(ADDRESS)	
Flagler Beach, FL 32136		
(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, **KEN D. NICHOLS AND JOAN K. NICHOLS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT V. WRIGHT, MARRIED,** 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. 78, Building No. 15, on the Plan of Section 13, 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 in Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 8 to the Master Deed, of record in Instrument No. 20020313-0031656, 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 Ken D. Nichols and wife, Joan K. Nichols by Warranty Deed from Cendant Mobility Financial Corporation, recorded May 12, 2005 in Instrument No. 20050512-0053745, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Fourth Revision of Subdivision of Phase 1- Nashville Highlands, of record at Instrument No. 20041019-0125465, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record in Plat Book 7900, Page (s) 896 through 898 and Instrument No. 20020319-0033865 inclusive, Register's Office for Davidson County, Tennessee.
- Charter for Eagle Ridge at the Reserve Home Owner's Association of record in Instrument Number 20010112-0003836, amended in Instrument Number 20010112-0003839, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010116-0004521, 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 (at Page 886) and Book 9600, page 924, and Conditional Release in Instrument No. 20000831-0086324, in the 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.
- Easement for Drainage Facility of record in Book 8083, Page 531, in the Register's Office for Davidson County, Tennessee.

- Easement for Construction and Maintenance of a Drainage Facility granted to the State of Tennessee 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.
- All Matters appearing on the Plan of record in Instrument Number 20030106-0001894, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 Old Hickory Blvd #1501, 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 23rd DAY OF MARCH, 2018.

Ken D. Nichols

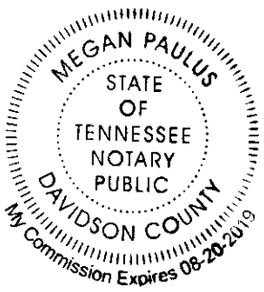
Joan K. Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEN D. NICHOLS, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of March, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN K. NICHOLS, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of March, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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