Bill Garrett Davidson County
Batch# 79957 DEEDWARR
04/12/2018 09:34:51 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20180412-0034376

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18121

Send Tax Bills To:
new owner

New Owner is:
Sue McDougall
320 Old Hickory BLvd. #2608
Nashville, TN 37221

MAP: 128-12-0A
PARCEL: 124.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Charles B. Biggs and wife, Margaret W. Biggs**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sue McDougall, unmarried**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 320 Old Hickory Blvd. #2608, Nashville, TN 37221

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 124, Building No. 26, on the Plan of Section 8, Phase 1B, 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. 22, to the Master Deed, of record in Instrument No. 20030108-0003695, 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 Charles B. Biggs and Margaret W. Biggs, husband and wife, by Warranty Deed from Monique Lavinia Lownes and William D. Gant, wife and husband, dated 4/8/16 and recorded 4/12/16 in Instrument No. 20160412-0034845, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 9th day of April, 2018.

GRANTOR:

Charles B. Biggs

Margaret W. Biggs

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Charles B. Biggs and Margaret W. Biggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 9th day of April, 2018.

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $284,999.00.

Affiant

SWORN TO and subscribed before me this 9 day of April, 2018.

NOTARY PUBLIC

My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018