**THIS INSTRUMENT WAS PREPARED BY**

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

Bill Garrett Davidson County
Batch# 81828 **DEEDWARR**
04/17/2018 10:37:35 AM 2 pgs
Fees: $13.00 Taxes: $1,089.65

20180417-0036052

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12.15.2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **294,500.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rachel Ann Davis | new owner | MAP |
| 320 Old Hickory Blvd. - Unit 1802 | | PARCEL 128-12-0A-143.00-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, WE, **Tracy Auerbach and Andrew Auerbach, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Ann Davis, a single woman**

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. 143, Building No. 18 on the Plan of Eagle Ridge at the Reserve, Section 3, Phase 1B, 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 as Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 17 to the Master Deed of Eagle Ridge at the Reserve of record as Instrument No. 20030108-0003690, 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 Condominium 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 Sue Hamilton, unmarried and Robert J. Bolen, married by Warranty deed from Patrick McDill, married of record in Instrument No. 20121101-0100284 Register's Office for Davidson County, Tennessee, dated October 30, 2012 and recorded on November 01, 2012.

Being the same property conveyed to Sue Hamilton, unmarried by Quitclaim deed from Robert J. Bolen, married of record in Instrument No. 20130130-0009809 Register's Office for Davidson County, Tennessee, dated January 15, 2013 and recorded on January 30, 2013.

Being the same property conveyed to Tracy Auerbach and Andrew Auerbach, wife and husband by Warranty deed from Sue Hamilton, unmarried of record in Instrument No. 20170802-0078708 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 02, 2017.

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 1802, 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 our hand(s) this the 11th day of April, 2018.

Tracy Auerbach

Andrew Auerbach by Tracy Auerbach, 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, the within named **Tracy Auerbach** 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 11th day of April, 2018.

My Commission expires March 3 2020

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tracy Auerbach** 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 on behalf of **Andrew Auerbach**, as his Attorney in Fact, as the free act and deed of the within named **Andrew Auerbach**.

Witness my hand and official seal this the 11th day of April, 2018.

My Commission expires March 3 2020

Notary Public