398

Bill Garrett Davidson County
Batch# 101181 DEEDWARR
06/06/2018 03:20:32 PM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20180606-0054460

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $289,900.00.

David M. Browning
Affiant

Subscribed and sworn to before me this 4th day of June 2018.

Notary Public

My commission expires: 3/8/22

ANGELA BOSTON-WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

## WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| David M. Browning | F & M Bank | 128 12 0A 036.00 |
| 5237 Beech Ridge Rd ~~320 Old Hickory Boulevard Unit 709~~ | 50 Franklin St | |
| Nashville, TN 37221 | Clarksville, TN 37040 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

**Old Hickory, LLC**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**David M. Browning and Lorie J. Browning, husband and wife as joint tenants**

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 36, Building No. 7 on the Plan of Section 7, 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. 10 to the Master Deed, of record in Instrument No. 20020524-0063776, as corrected by Correction to Supplement and Amendment No.10 to the Master Deed, of record in Instrument No. 20020530-0065658, 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 Old Hickory, LLC by Quitclaim deed from Leanne Rees of record in Instrument No. 20170117-0004731 Register's Office for Davidson County, Tennessee, dated December 21, 2016 and recorded on January 17, 2017.

This is **improved** property known as **320 Old Hickory Boulevard Unit 709, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4th day of June 2018.

Old Hickory, LLC

Leanne Rees, Manager

**STATE OF** Maryland
**COUNTY OF** Montgomery

Personally, appeared before me, a Notary Public of said County and State, Leanne Rees, with whom I am personally acquainted or (who proved to me her identity on the basis of satisfactory evidence), and who, upon oath acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Manager** of **Old Hickory, LLC** and is authorized by said limited liability company to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of June, 2018.

Notary Public
My Commission Expires: 02/06/2021

LEE ANN WEIR
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES 2/6/21

SolomonParks File No. 18-001172-525