Bill Garrett Davidson County
Batch# 105880 DEEDWARR
06/18/2018 01:30:05 PM 2 pgs
Fees: $13.00 Taxes: $1,054.13
20180618-0058403

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18220

Send Tax Bills To:
NEW OWNER

New Owner is:
Brittany Vanderburg
320 Old Hickory Blvd. #2606
Nashville, TN 37221

MAP: 128-12-0A
PARCEL: 125.00 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, **Annette C. Hoppe, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Brittany Vanderburg, a single woman**, 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. #2606, Nashville, TN 37221

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

LAND in Davidson County, Tennessee being Unit No. 125, Building No. 26, on the Plan of EAGLE RIDGE AT THE RESERVE, Section 8, 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 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 Annette C. Hoppe, unmarried, by Warranty Deed from Eagle Ridge at the Reserve, LLC, a Tennessee limited liability company, dated 12/18/03 and recorded 12/23/03 in Instrument No. 20031223-0182790, Register's Office for 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 herself and her 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 15th day of June, 2018.

GRANTOR:

Annette C. Hoppe

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Annette C. Hoppe**, 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 15th day of June, 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 $284,900.00.

Affiant

SWORN TO and subscribed before me this 15TH day of JUNE, 2018.

Carmen Coats
NOTARY PUBLIC

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

My commission expires: _____