WARRANTY DEED

Karen Johnson Davidson County
Batch# 201026 **DEEDWARR**
03/01/2019 11:38:42 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63

20190301-0018786

A-KW-19-320-1501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-13-22

(AFFIX SEAL)

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

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)
Tammi T. Turner	**New Owner**	
(NAME)	(NAME)	
320 Old Hickory Blvd Unit 1501		**128-12-0A-078.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **SCOTT V. WRIGHT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAMMI T. TURNER,** 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, a Delaware Corporation of record in Instrument No. 20050512-0053745 Register's Office for Davidson County, Tennessee, dated February 10, 2005 and recorded on May 12, 2005.

Being the same property conveyed to Scott V. Wright, married by Warranty deed from Ken D. Nichols and Joan K. Nichols, married of record in Instrument No. 20180326-0028188 Register's Office for Davidson County, Tennessee, dated March 23, 2018 and recorded on March 26, 2018.

**For the purpose of this conveyance, the subject property was never the Grantor's primary marital residence.

This conveyance is subject to:
• Subject to all matters shown on the First Revision of Phase 1, Nashville Highlands of record in Instrument Number 20010201-0009806 and Instrument No. 20041019-0125465, in the Register's Office for Davidson County, Tennessee.
• All matters shown on the Boundary Plat of record in Book 7900, Pages 896, 897 and 898, and Instrument No. 20020319-0033865 in the Register's Office for Davidson County, Tennessee.
• Charter for Eagle Ridge at the Reserve Homeowner's Association Inc., of record in Instrument Number 20010112-0003836, and amended in Instrument No. 20010112-0003839, in the Register's Office for Davidson County, Tennessee.
• Articles of Organization of Eagle Ridge at the Reserve, LLC of record in Instrument Number 20000330-0032081, in the Register's Office for Davidson County, Tennessee.
• Declaration for Eagle Ridge at the Reserve of record in Instrument Number 20010116-0004521, in the Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee

Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Eagle Ridge at the Reserve of record in Instrument Number 20011011-0110875, as corrected in Instrument Number 20051129-0143344 and supplemented and amended by Supplement and Amendment No. 8 annexing Section 13, Phase 1A to the Master Deed of Eagle Ridge at The Reserve of record in Instrument Number 20020313-0031656, Register's Office for Davidson County, Tennessee.

- Subject to all matters shown on the Plan of Third Revision of Subdivision of Phase 1, Nashville Highlands, a Planned Unit Development, Old Hickory Boulevard and Highway 70 South, of record as Instrument Number 20030106-0001894, Register's Office of Davidson County, Tennessee.
- Easement Agreement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
- Drainage Easements of record in Book 7861, Page 559 and Book 8083, Page 534 and Book 8083, Page 531, in the 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.
- Grant of Easement of record in Instrument Number 20140924-0087653, and Instrument No. 20180611-0055669, 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.
- Restrictions of record as Instrument Number 20180326-0028188 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2019 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 Unit 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 26 DAY OF FEBRUARY, 2019.

Scott V. Wright

Scott V. Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT V. WRIGHT, 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 26th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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