(1) Return to: BRIDGEHO
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319746

Karen Johnson Davidson County
Batch# 227657 DEEDWARR
05/09/2019 08:32:55 AM 2 pgs
Fees: $13.00 Taxes: $1,191.03

20190509-0043355

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $321,900.00.

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 6th day of May, 2019.

Notary Public
My Commission Expires: 6/12/21

VALERIE L KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-12-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Janet Feulner and Richard Feulner 320 Old Hickory Boulevard Unit 1707 Nashville TN 37221	New Owner	Tax Parcel ID No. 128-12-0A-085.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip R. Christopherson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janet Feulner and Richard Feulner, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Unit No. 85, Building 17 on the plan of Section 2, Phase 1 B, Eagle Ridge at the Reserve, of record as Exhibit " A to the Master Deed of Eagle Ridge at the Reserve, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 16 to the Master Deed, of record in Instrument No. 20030 108-0003689, Register' s Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to PHILLIP R. CHRISTOPHERSON, by deed from EAGLE RIDGE AT THE RESERVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20031216-0179525, dated December 11, 2003, said Register's Office.

Being further conveyed to PHILLIP RAY CHRISTOPHERSON, by deed from LAURA LYNN CHRISTOPHERSON, of record in Instrument No. 20161005-0105480, dated September 22, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 128-12-0A-085.00 CO.

Storm Water Detention Agreement of record in Instrument No. 20001103-0109348, said Register's Office.

Agreement for Dedication of Public Utility Easement of record in Instrument No. 20000720-0071583, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20010116-0004521, said Register's Office.

Easement to Harpeth Valley Utility District of record in Instrument No. 20050721-0084650, said Register's Office.

Sanitary Sewer Easement of record in Book 5074, page 945, Instrument No. 20000720-0071583 and Instrument No. 20000915-0091869, said Register's Office.

Drainage Easement of record in Book 7861, page 559 and Book 8083, page 534, said Register's Office.

Master Deed of record in Instrument No. 20011011-0110875, made applicable by Supplement and Amendment No. 16 of record in Instrument No. 20030108-0003689, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20030106-0001894 and revised in Instrument No. 20041019-0125465, said Register's Office.

This is improved property located at 320 Old Hickory Boulevard Unit 1707 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of May, 2019.

Phillip R. Christopherson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip R. Christopherson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022