Karen Johnson Davidson County
Batch# 245745 DEEDWARR
06/19/2019 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,050.71
20190619-0059148

#34830

WARRANTY DEED

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $283,977.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF JUNE, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES October 7, 2019

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1089LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Emmie C. Smock	Pinnacle Bank	
320 Old Hickory Blvd, #1505	150 3rd Ave S, suite 1000	128-12-0A-076.00CO
Nashville, TN 37221	Nashville, TN 37201	

FOR AND IN 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,

VIJAYASHREE K. REDDY, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EMMIE C. SMOCK, UNMARRIED

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 and being Unit No. 76, 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 the Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums, as shown on Exhibit "A" to the Master of record as aforementioned in said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed by Quitclaim Deed from Ramesh K. Reddy to Vijayashree K. Reddy as recorded on the 6th day of June, 2003 in Instrument No. 20030606-0078516 and Warranty Deed from Eagle Ridge at the Reserve, LLC , a Tennessee limited liability co to Ramesh K. Reddy and wife, Vijayashree K. Reddy as recorded on the 4th day of December, 2002 in Instrument No. 20021204-0149245, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Covenants, Conditions and Restrictions as set forth in Declaration recorded in Instrument No. 20010116-0004521.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing EAGLE RIDGE AT THE RESERVE of record in Instrument No. 20011011-0110875, supplemented and amended by instrument(s) of record in Instrument No. 20020313-0031656; also subject to easements, rights and interests 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 building thereon.
5. Resolution recorded at Instrument Nos. 20010720-0077384 and 20010720-0077385.
6. Grant of Easement to Comcast of Nashville I, LLC recorded at Instrument Nos. 20140924-0087653 and 20180611-0055669.
7. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROBERTSON HIGHLANDS, as recorded in Plat Book 7900, Page(s) 896-898.

8. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument Nos. 20030106-0001894 and 20041019-0125465.

9. Easement recorded in Book 7861, Page 559 and Book 8083, Page 534.

10. Easement Agreement as set forth in instrument recorded in Book 5074, Page 945.

11. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20001103-0109348.

12. Agreement of Easement, Quit-Claim, Release Option, Assumption, Amendment, and Correction Pertaining to Belle Forest as set forth in instrument recorded in Book 5074, Page 856, as affected by Conditional Partial Release of Option recorded at Instrument No. 20000831-0086324.

This is improved property known as 320 Old Hickory Blvd, #1505, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 13th day of June, 2019.

Vijayashree K. Reddy

Vijayashree K. Reddy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, VIJAYASHREE K. REDDY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of June, 2019.

Lisa S Allard

Notary Public

My Commission Expires: 9-29-2021

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

