WARRANTY DEED

Karen Johnson Davidson County
Batch# 343927 DEEDWARR
01/15/2020 01:09:29 PM 2 pgs
Fees: $13.00 Taxes: $1,137.75

20200115-0005488

A-BMR-19-320-2825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Alex Ericson	**New Owner**	
(NAME)	(NAME)	
320 Old Hickory Blvd #2825	**New Owner**	**128-12-0A-165.00CO**
(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, **ESTATE OF JOHN FREDERIC ROWLES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEX ERICSON, UNMARRIED,** 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. 2825, Building No. 5, on the Plan of Section 5, Phase 1C, Eagle Ridge at the Reserve 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. 31, to the Master Deed, of record in Instrument No. 20040716-0084975, 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 John Fred Rowles and wife, Ruth Ellen Rowles by Warranty deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Company of record in Instrument No. 20060609-0069103 Register's Office for Davidson County, Tennessee, dated June 06, 2006 and recorded on June 09, 2006.

The said John Ruth Ellen Rowles died on October 14, 2013 leaving John Fred Rowles as surviving tenant by the entireties.

The said John Fred Rowles having since died intestate. Estate probated in the Probate/Seventh Circuit Court of Davidson County, Tennessee, Docket No. 19P810.

This conveyance is subject to:
• All matters of record in Book 7900, Page 896-898, in the Register's Office for Davidson County, Tennessee.
• Charter for HOA of record in Instrument Number 20010112-0003836, amended in Instrument No. 20010112-0003839, in the Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010112-0003836, amended in Instrument No. 20010112-0003839, Register's Office for Davidson County, Tennessee• Deed of common areas to HOA of record in Instrument Number 20191001-0100115, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Instrument Number 20140924-0087653 and Instrument No. 20180611-0055669, in the Register's Office for Davidson County, Tennessee.
• Option Agreement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
• Drainage Easement of record in Book 7861, Page 559 and 8083, Page 534, 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.
- Taxes for 2020 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 #2825, 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 10 DAY OF JANUARY, 2020.

Estate of John Frederic Rowles

BY: _____
Terence G. Dull
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERENCE G. DULL, EXECUTOR of the ESTATE OF JOHN FREDERIC ROWLES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10 of January, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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