Prepared by:
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $343,000.00

Affiant

Subscribed and sworn to before me this 13th day of April, 2020.

Notary Public
My commission expires: 12/18/23

Karen Johnson Davidson County
Batch# 386460 DEEDWARR
04/16/2020 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20200416-0039747

Address of New Owner:	Send Tax Bills to:	Tax Information
Barbara A. Reed 4601 Gemstone Terrace Rockville, MD 20852	Highlands Residential Mortgage, Ltd. 12001 N. Central Expressway, Suite #750 Dallas, TX 75243	128-12-0A-023.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Robert N. Catanach and Belinda D. Catanach, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Barbara A. Reed, a single woman**hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 23, Building No. 5 on the Plan of Section 5, Phase 1A, 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. 3, to the Master Deed, of record in Instrument No. 20020313-0031651, 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 Mater 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 Robert N. Catanach and Belinda D. Catanach, husband and wife, by deed from Steve M. Begalman, of record in Instrument No. 20060501-0049321, Register's Office for Davidson County, Tennessee, and dated April 28, 2006.

This conveyance is made subject to the following:

202004160039747

1. All matters appearing on the plan of Eagle Ridge at the Reserve Condominiums of record in Master Deed 20020313-0031651 Register's Office for Davidson County, Tennessee.

2. Charter for Eagle Ridge at the Reserve Homeowners Association of record in Instrument No. 20010112-0003836 and Instrument No. 20010112-00003839 Register's Office for Davidson County, Tennessee.

3. ByLaws of record in Instrument No. 20011011-0110875 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20010116-0004521 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 320 Old Hickory Boulevard, #511, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 13th day of April, 2020.

Robert N. Catanach

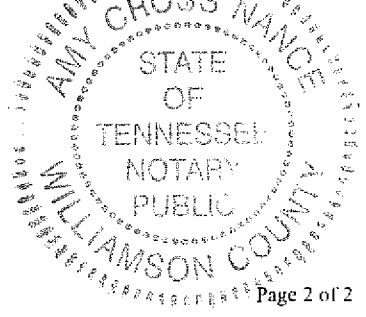
Belinda D. Catanach

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of April, 2020, before me personally appeared Robert N. Catanach and Belinda D. Catanach, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 13th day of April, 2020.

Notary Signature
My commission expires: 2/12/23



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

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY