Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

(1)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,500.00.

Holly Summers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

O-BR-20-320-3001

Karen Johnson Davidson County
Batch# 416360 DEEDWARR
06/16/2020 03:13:23 PM 2 pgs
Fees: $13.00 Taxes: $1,267.25

20200616-0062349

**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) |
|---|---|---|
| **Brian Neil Rosman and Tyler Diehl** | Capstar Bank | |
| (NAME)<br>**320 Old Hickory Blvd Unit # 3001** | (NAME)<br>2002 Richard Jones Road, Ste. A300 | **128-12-0A-188.00-CO** |
| (ADDRESS)<br>**Nashville, TN 37221** | (ADDRESS)<br>Nashville, TN 37215 | |
| (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, **ARLEN R. HESS AND COLETTE HESS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN NEIL ROSMAN, A MARRIED MAN AND TYLER DIEHL, A MARRIED MAN**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. 3001, Building No. 17, Phase 1D on the Plan of Eagle Ridge at the Reserve, of record in Exhibit "A" 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. 43, to the Master Deed, of record in Instrument No. 20040716-0084987, 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 Arlen R. Hess and Collette Hess, husband and wife by Warranty deed from Clifton W. Emerson and wife, Virginia W. Emerson of record in Instrument No. 20070507-0054126 Register's Office for Davidson County, Tennessee, dated April 30, 2007 and recorded on May 07, 2007. Grantor, Colette Hess' name is erroneously spelled in Deed of Record in Instrument 20070507-0054126.

This conveyance is subject to:
• Taxes for the year 2020, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 7900, Pages 896 through 898, inclusive, Register's Office for Davidson County, Tennessee.
• All matters shown on the Fourth Revision of Subdivision of Phase 1- Nashville Highlands, of record at Instrument No. 20041019-0125465, Register's Office of Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration for Eagle Ridge at the Reserve of record in Instrument No. 20010116-0004521, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• 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 by Scriveners Affidavit of record in Instrument No.

20051129-0143344, and supplemented and amended in Instrument No. 20040716-0084976 and Instrument No. 20040716-0084987, Register's Office for Davidson County, Tennessee, with By-Laws of Eagle Ridge at the Reserve Homeowners' Association, Inc., appended thereto as Exhibit "C".
• Charter for Eagle Ridge at the Reserve HOA of record in Instrument Number 20010112-0003836, amended in Instrument Number 20010112-0003839, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan attached as Exhibit "A" to the Supplement and Amendment No. 3 to the Master Deed of Eagle Ridge at the Reserve, of record as Instrument Number 20040716-0084987, Register's Office of Davidson County, Tennessee.
• Drainage facility easement of record in Book 8083, Page 534, in the Register's Office for Davidson County, Tennessee.
• Drainage easement of record in Book 7861, Page 559, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Book 5074, Page 945, 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.
• Option Agreements of record in Book 5074, Page 586 and Book 9600, page 924, in the Register's Office for Davidson County, Tennessee. Conditional Release in Instrument No. 20000831-0086324.
• Grant of Easement of record in Instrument Number 20140924-0087653 and Instrument No. 20180611-0055669, in the Register's Office for Davidson County, Tennessee.
• 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.
• 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 # 3001, 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 11th DAY OF JUNE, 2020.

Arlen R. Hess

Colette Hess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARLEN R. HESS AND COLETTE HESS, 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 11th of June, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

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