THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28589

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/16/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 431243 **DEEDWARR**
07/06/2020 02:48:49 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200706-0072486

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alyssa Zimmer	First Bank	MAP 128 12 0A
320 Old Hickory Blvd. #1503	318 Seaboard Lane; Suite 205	PARCEL 077.00
Nashville, TN 37221	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Raymond H. Brocato and wife, Maude C. Brocato**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alyssa Zimmer, unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER 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, Being Unit No. 77, Building No. 15, on the Plan of Section 13, Phase 1Aof 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. 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 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 Raymond H. Brocato and wife, Maude C. Brocato by Warranty deed from Jeff L. Manus, Unmarried and William C. Mays, unmarried of record in Instrument No. 20121115-0105197 Register's Office for Davidson County, Tennessee, dated November 14, 2012 and recorded on November 15, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 7900, Pages 896 through 898; (3) All matters shown on the Fourth Revision of Subdivision of Phase 1- Nashville Highlands, of record at Instrument No. 20041019-0125465; (4) the Declaration for Eagle Ridge at the Reserve of record in Instrument No. 20010116-0004521; (5) 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; (6) Charter for Eagle Ridge at the Reserve HOA of record in Instrument Number 20010112-0003836, amended in Instrument Number 20010112-0003839; (7) 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; (8) Drainage facility easement of record in Book 8083, Page 534; (9) Drainage easement of record in Book 7861, Page 559; (10) Easement Agreement of record in Book 5074, Page 945; (11) Storm water detention agreement of record in Instrument Number 20001103-0109348; (12) Grant of Easement of record in Instrument Number 20140924-0087653 and Instrument No. 20180611-0055669; (13)Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (14) Subject to rights of others in and to the common areas and/or elements: (15) All applicable governmental and zoning regulations.

This is IMPROVED property known as **320 Old Hickory Blvd. #1503, 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this the 26th day of June, 2020.

Raymond H. Brocato

Raymond H. Brocato

Maude C. Brocato

Maude C. Brocato

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Raymond H. Brocato** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of June, 2020.

My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Maude C. Brocato** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of June, 2020.

My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public