THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37087

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-COM-20-320

Karen Johnson Davidson County
Batch# 455366 **DEEDWARR**
08/12/2020 01:51:22 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20200812-0090098

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Amy Banaszek 320 Old Hickory Boulevard, #1404 Nashville, TN 37221	new owner	128-12-0A-082.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Brittany Samone Allison and Kevin Vince Allison, Jr., wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Amy Banaszek, unmarried,** hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit No. 82, Building No. 14**, on the Plan of Section 14, 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. 13, to the Master Deed, of record in Instrument No. 20020524-0063779, 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 Brittany Samone Allison and Kevin Vince Allison Jr., wife and husband by Warranty Deed from Mary Elizabeth Huddleston nka Mary Elizabeth Huddleston Jackson, married, of record on July 24, 2017, at Instrument No. 20170724-0074786, Davidson County Register of Deeds.

This is property commonly known as 320 Old Hickory, #1404, Boulevard Nashville, TN 37221.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 7 **day of August, 2020**:

Brittany Samone Allison

Kevin Vince Allison Jr.

STATE OF NC

COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brittany Samone Allison and Kevin Vince Allison Jr.**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7 day of August, 2020:

Notary Public

My Commission Expires: 6/4/2021

GUYLA WILKINSON NOTARY PUBLIC BUNCOMBE COUNTY, NC

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$295,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 7th DAY OF August, 2020.

Notary Public

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

My Commission Expires: _____