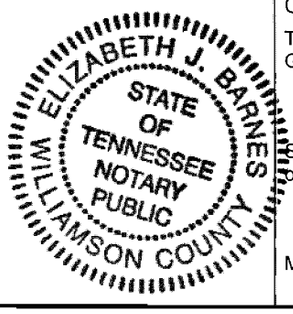
WARRANTY DEED



State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 12-18-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick D. Hart and Bonita E. Hart	Patrick D. Hart and Bonita E. Hart	128120A01900CO
(NAME)	(NAME)	
320 Old Hickory Blvd., Unit 406	320 Old Hickory Blvd., Unit 406	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **I. Dyke Tatum, Trustee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Patrick D. Hart and Bonita E. Hart, husband and wife,** hereinafter called the GRANTEES, their 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. 406, Building No. 19, on the Plan of Section 2, Phase 1A, 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 in Tennessee Code Annotated §, and as established by a Master Deed and By-Laws, or record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment 1 to the Master Deed, of record in Instrument No. 20020215-0020370, 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 I. Dyke Tatum, Trustee by deed dated February 5, 2021 from Kaya Jole of record in Instrument No. 20210226-0024434, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Kaya Jole, a married woman by deed dated January 10, 2020 from Vantage Pointe Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200129-0010377, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Vantage Pointe Properties, LLC, a Tennessee Limited Liability Company by deed dated February 28, 2011 from Lance E. Shuler of record in Instrument No. 20110311-0019531, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all 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 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 building thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Eagle Ridge At The Reserve, of record in aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 320 Old Hickory Blvd., Unit 406, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 595720 DEEDWARR
03/19/2021 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210319-0036790

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 17th day of March, 2021.

I. Dyke Tatum, Trustee

State of Tennessee
County of Davidson

On this 17th day of March, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared I. Dyke Tatum, Trustee, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 17th day of March, 2021.

Notary Public
My Commission Expires: 9-6-2022



File No.: 21-Hart

TRUE COPY CERTIFICATE

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

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

