Karen Johnson Davidson County
Batch# 619336 DEEDWARR
04/20/2021 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,250.23
20210420-0052934

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210333976**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $337,900.00. Affiant Subscribed and sworn to before me, this 16th day of April, 2021. Notary Public My Commission Expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

WARRANTY DEED

Address New Owner: Christine Sisson 320 Old Hickory Blvd #2305 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128 12 0A 110.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles R. Phillips and Karen S. Phillips, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Christine Sisson**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 110, Building No. 23, Section 6, Phase 1B 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 Supplement and Amended by Supplement and Amendment No. 20, to the master Deed of record in Instrument No. 20030108-0003693, in the 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 Charles R. Phillips and wife, Karen S. Phillips, by Warranty Deed from Elizabeth Ingrish, unmarried, of record in Instrument No. 20080729-0077437, in the Register's Office of Davidson County, Tennessee, dated July 28, 2008 and recorded on July 29, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat, Robertson Highlands, as recorded in Plat Book 7900, Page(s) 896, 897 and 898.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision of Subdivision of Phase 1 Nashville Highlands, as recorded in Instrument No. 20010201-0009806 .

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Second Revision of Subdivision of Phase 1 Nashville Highlands, as recorded in Plat Book Instrument No. 20020319-0033865, Page(s).

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into

the Master Deed establishing Eagle Ridge at The Reserve Condominium of record in Instrument No. 20011011-0110875, as amended by instrument(s) of record in Instrument No. 20030108-0003688 and in Instrument No. 20030108-0003693; also subject to easements, rights and interests 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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011004-0108054, Supplement and Amendment recorded in Instrument No. 20120222-0015134 and further amended in Instrument No. 20191001-0100107.

Easement recorded in Book 5074, Page 945; Book 7861, Page 559 and in Book 8083, Page 534. Easement for Comcast of Nashville I, LLC, recorded in Instrument No. 20140924-0087653 and Instrument No. 20180611-0055669.

Easement for Reciprocal Access and Maintenance, recorded in Instrument No. 20191001-0100109.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20001103-0109348.

Resolution of All Members of Eagle Ridge at The Reserve, LLC, a Tennessee Limited Liability Company recorded at Instrument Nos. 20010720-0077384 and 20010720-0077385.

This is improved property located at 320 Old Hickory Blvd #2305 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of April, 2021.

Charles R. Phillips

Karen S. Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles R. Phillips and Karen S. Phillips, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Notary's Signature

My Commission Expires: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024