Karen Johnson Davidson County
Batch# 671070 DEEDWARR
07/06/2021 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20210706-0090585

WARRANTY DEED

JACKIE RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$349,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2021.

Notary Public

My commission expires: 2/11/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert Steinmetz	New Owner	Map 128-12-0-A Parcel 075.00-CO
320 Old Hickory Blvd 1507		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Oliver F. Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Steinmetz, an unmarried Man

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. 75, Building No. 15, on the Plan of Section 13, Phase 1A, Eagle Ridge at the Reserve 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 Number 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 8 to the Master Deed of record in Instrument Number 20020313-0031656, said 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 Oliver F. Smith by Warranty Deed dated July 13, 2015 from Jane Fagan and husband, Shawn Fagan, of record in Instrument No. 20150716-0069531, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan as Shown on Exhibit "A" of the Declaration of Covenants, Conditions, & Restrictions of Eagle Ridge at the Reserve, , of record in Instrument Number 20011011-0110875 and Supplemental of record in Instrument No. 20020313-0031656, Register's Office for Davidson County, Tennessee. 2) Declaration for Eagle Ridge at the Reserve contained in Instrument of Record in Instrument Number 20010116-0004521, said Register's Office for Davidson County, Tennessee. 3) Master Deed for Eagle Ridge at the Reserve, of record in Instrument Number 20011011-0110875, By-Laws appended thereto, as Supplemented in Instrument Number 20020313-0031656, ByLaws appended thereto, said Register's Office for Davidson County, Tennessee. 4) Grant of Easement by and between Comcast of Nashville I, LLC, and Eagle Ridge at the Reserve Homeowner's Association, Inc. of record in Instrument Number 20180611-0055669, said Register's Office for Davidson County, Tennessee. 5) Charter of Eagle Ridge at the Reserve Homeowner's Association, Inc., of record in Instrument No. 20010112-0003836 and 20010112-0003839, said Register's Office for Davidson County, Tennessee. 6) All matters shown on the Plan of Record in Book 7900, Pages 896, 897, and 898, said Register's Office for Davidson County, Tennessee. 7) Subject to a drainage Easement as set out in deed of record in Book 7861, Page 559, said Register's Office for Davidson County, Tennessee. 8) Storm Water Detention Agreement of record in Instrument Number 200001103-0109348, said Register's Office for Davidson County, Tennessee. 9) Easement for Drainage Facility of record in Book 8083, Page 534, said Register's Office for Davidson County, Tennessee. 10) Dedication of common areas to Eagle Ridge at the Reserve Homeowner's Association, Inc., of record in Instrument No. 20191001-0100115, said Register's Office for Davidson County, Tennessee. 11) Declaration of Reciprocal Access and Maintenance Easement of record in Instrument Number 20191001-0100109, said Register's Office for Davidson County, Tennessee. 12) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **320 Old Hickory Blvd 1507, 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 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 hand(s) this **1st** day of **July, 2021.**

Oliver F. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Oliver F. Smith,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **July, 2021.**

Notary Public

My Commission Expires: 12/16/24

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-1-2021.

Affiant
Date: 7-2-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2 day of July, 20 21.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY