WARRANTY DEED

Karen Johnson Davidson County
Batch# 852104 DEEDWARR
05/06/2022 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20220506-0052634

O-VRES-22-320-2818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00.

MS
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF APRIL, 2022.

Bethany D Scott
Notary Public

MY COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)

BETHANY D SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 28, 2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Susan Riley Burton	New owner	
(NAME)	(NAME)	**128-12-0A-169.00-CO**
320 Old Hickory Blvd #2818		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT BRIAN WHITE AND WIFE, CHRISTINA WHITE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUSAN RILEY BURTON, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2818, Building No. 7, on the Plan of Section 7, Phase 1D, 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. 33, to the Master Deed, of record in Instrument No. 20040716-0084977, 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 R. Brian White and wife, Christina White by Warranty deed from Eagle Ridge at the Reserve LLC, a Tennessee limited liability company of record in Instrument No. 20060629-0078043 Register's Office for Davidson County, Tennessee, dated June 26, 2006 and recorded on June 29, 2006.

This conveyance is subject to:
• Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 7900, Page 896 through 898, inclusive, Instrument No. 20030106-0001894, Instrument No. 20041019-0125465 and in Instrument No. 20030108-0003688, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011011-0110875 and amended by supplement and amendment No. 3.recorded in Instrument No. 20020313-0031651,amended by supplement and amendment No.4. recorded in Instrument No. 20020313-0031652, amended by supplement and amendment No. 5. recorded in Instrument No. 20020313-0031653, amended by supplement and amendment No. 6. recorded in Instrument No.20020313-0031654,amended by supplement and amendment No.7. recorded in Instrument No. 20020313-0031655, amended by supplement and amendment No. 8. recorded in Instrument No. 20020313-0031656, amended by supplement and amendment No. 9. recorded in Instrument No. 20020417-0047840, amended by supplement and amendment No. 10. recorded in Instrument No. 20020530-0065658, recorded in Instrument No 20020524-0063780 and recorded in Instrument No 20030108-0003694 also amended in Instrument No. 20030108-0003688, amended by supplement and amendment No. 28. recorded in Instrument No. 20040716-0084972, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051129-0143344, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Charter of Eagle Ridge at the Reserve Homeowners Association, Inc. of record in Instrument Number 20010112-0003836 and in Instrument No. 20010112-0003839, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20001103-0109348, in the Register's Office for Davidson County, Tennessee.
• Option Agreement of record in Book 9600, Page 924, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 7861, Page 559 and Book 8083, Page 534, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Instrument Number 20191001-0100109, in the Register's Office for Davidson County, Tennessee.
• Declaration for Eagle Ridge at the Reserve of record in Instrument Number 20010116-0004521, in the Register's Office for Davidson County, Tennessee.
• Option Agreement of record in Book 5074, Page 856, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20180611-0055669, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
• Utility Easement granted to Harpeth Valley Utility District of record in Instrument Number 20050721-0084650 and more fully described in Instrument No. 20040729-0090682, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20140924-0087653, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **320 Old Hickory Blvd #2818, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 29th DAY OF APRIL, 2022.

Robert Brian White

Christina White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT BRIAN WHITE and CHRISTINA WHITE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Nick Harris, do hereby make oath that I am a licensed attorney and/or the 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 4/29/2022.

Date

Affiant Signature

4/29/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of April, 2022.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY