WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$325,000.00** Robert L McDonald Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE May 10, 2022 Notary Public MY COMMISSION EXPIRES :

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Charles M Graby and Leah Graby**	**SEND TAX BILLS TO:** **Charles M Graby and Leah Graby**	**MAP-PARCEL NUMBERS**
(NAME) **705 Riverbranch Ct**	(NAME) **705 Riverbranch Ct**	128 12 0A 055.00
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37221**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert L. McDonald, unmarried

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

Charles M Graby and Leah Graby, 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. 55, Building No. 10, on the Plan of section 8, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property regime, created under Title 66, Section 21-101, 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 Supplemented and Amended by Supplement and Amendment No. 5 to the Master Deed, of record in Instrument 20020313-0031653, 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 Robert L. McDonald, unmarried by deed from Eagle Ridge at the Reserve, LLC, of record in Instrument No. 20020501-0053727, dated 5/1/2002, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **320 Old Hickory Blvd, Unit 1002, Nashville, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Karen Johnson Davidson County
Batch# 857667 DEEDWARR
05/18/2022 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220518-0057470

Witness my/our hand(s) this **10th day of May, 2022.**

Robert L McDonald



STATE OF Tennessee

COUNTY OF Davidson

On this 10th day of May, 2022, before me personally appeared Robert L McDonald to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he/she executed the same as the free act and deed of Robert L McDonald.

Witness my hand at office on **10th day of May, 2022.**

Notary Public. My Commission Expires:

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 5/10/22 (date of document).

Affiant Signature

5/10/22

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 5/10/22

Notary's Signature

MY COMMISSION EXPIRES: 9/6/22

NOTARY'S SEAL

