THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** FTEC File No. 24460 **Record & Return To:**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Lyn Robertson Affiant Subscribed and sworn to before me this 18th day of July, 2005. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 07/20/05 10:34 2 pgs
Fees:13.00 Taxes:629.00

20050720-0084297

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Dustin Overbeek Lauren Overbeek 3757 Springwater Drive Nashville, TN 37221	Countrywide Home Loans 4500 Park Granada Calabasas, CA 91302	Map No.141.06 Parcel No. 85

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, **Jeremy Robinson and D'Andra Kay Robinson, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dustin Overbeek and wife, Lauren Overbeek** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3757 Springwater Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 18th day of July, 2005.

Jeremy Robinson by Lyn Robertson
Jeremy Robinson by Lyn Robertson as Attorney-In-Fact

D'Andra Kay Robinson by Lyn Robertson
D'Andra Kay Robinson by Lyn Robertson as Attorney-In-Fact

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Lyn Robertson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Jeremy Robinson and D'Andra Kay Robinson as their Attorney-In-Fact, as the free and and deed of the within named Jeremy Robinson and D'Andra Kay Robinson.

Witness my hand and official seal at Nashville, Tennessee this 18th day of July, 2005.

NOTARY PUBLIC

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Riverbridge Community Phase 1B as of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jeremy Robinson and D'Andra Kay Robinson, husband and wife, by deed dated March 25, 2004 from Beazer Homes Corporation, d/b/a Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20040402-0037071, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Riverbridge of record in Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396, and made applicable in Instrument No. 20030806-0111893, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. By-Laws of Riverbridge Homeowners Association, Inc., of record in Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030806-0111892, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020998, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 1298, page 244, Register's Office for Davidson County, Tennessee.
9. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7601, page 415, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee.