THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24690-09-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $135,000.00 Affiant Subscribed and sworn to before me this 15th day of September, 2005. Notary Public My Commission Expires: 3/24/09

WARRANTY DEED

Address New Owner: Bradley Ronald Espey 3205 Harpeth Springs Nashville, TN 37221	**Send Tax Bills To:** (LH) Same as New Owner	**Tax Information:** Map No.141.06-0D Parcel No. 189.00-CO

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, **Jennifer Jo Counce, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradley Ronald Espey, unmarried** ("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 3205 Harpeth Springs, 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 15th day of September, 2005.

Jennifer Jo Counce

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jennifer Jo Counce**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that shd executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 09/21/05 15:27 2 pgs
Fees:13.00 Taxes:499.50

20050921-0113688

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 189 on the Plan of Riverbridge Community, of record as Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Townhomes of Riverbridge, a horizontal property regime established by Declaration of record as Instrument No. 20030205-0016032, said Register's Office.

Being the same property conveyed to Jennifer Jo Counce, an unmarried woman by deed dated September 26, 2003 from Beazer Homes Corp., dba Phillips Builders, a Tennessee corporation of record in Instrument No. 20031003-0146237, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Townhomes of Riverbridge of record in Instrument No. 20030205-0016032, 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 Townhomes of Riverbridge Homeowner's Association, of record in Instrument No. 20030218-0020987, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to The Townhomes of Riverbridge Homeowner's Association, Inc. of record in Instrument No. 20030303-0027398, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Townhomes of Riverbridge Homeowner's Association, Inc. of record in Instrument No. 20030218-0020986, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. Easement for the flow of a creek across the subject premises.
8. All matters appearing on the Plan of record as Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Boundary Plan of record as Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.
10. Easements for right of way of all roads and the Nashville Chattanooga and St. Louis RailRoad as set out in grant of record in Book 1298, page 244, Register's Office for Davidson County, Tennessee.
11. 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.
12. Storm water detention agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee.