Davidson County DEEDWARR
Recvd: 07/25/06 11:51 2 pgs
Fees:13.00 Taxes:531.54
20060725-0089423

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,660.00.

Affiant

SANDRA S. TOMLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
EXPIRES: FEBRUARY 19, 2007

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of July, 2006.

Notary Public

My Commission Expires: _____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Melvin C. Spain, III

3039 Harpeth Springs Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

141.06-0D-020.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Melvin C. Spain and Edie W. Spain, husband and wife hereinafter referred to as Grantors, hereby transfers and conveys to Melvin C. Spain, III, unmarried, hereinafter referred to as 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 20 on the Plan of Riverbridge Community, A Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description, together with the appurtenant interest in the common element of The Townhomes of Riverbridge, a horizontal property regime established by Declarations of record in Instrument No. 20030205-0016032, said Register's Office.

Being the same property conveyed to Melvin C. Spain and Edie W. Spain, husband and wife, by Warranty Deed from John A. Ramsey, III and wife, Sarah B. Ramsey, of record in Instrument No. 20050323-0031705, Register's Office for Davidson County, Tennessee, dated March 17th, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

By-Laws as shown of record in Instrument No. 20030218-0020987, Register's Office for said County.

Dedication of common are to The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030303-0027398, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Instrument No. 20030218-0020986, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 20030205-0016032, Register's Office of said County.

Terms and limitations established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq.

Easement for the flow of a creek across the subject premises.

Subject to all matters as set forth per Plan of record in Instrument No. 20030213-0019999 and Instrument No. 20020709-0082561, Register's Office of said County.

Easement to Harpeth Valley Utility District as shown of record in Deed Book 7601, Page 415, Register's Office for said County.

Storm water detention agreement as shown of record in Instrument No. 20021217-0155374, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3039 Harpeth Springs Drive, 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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 21st day of July, 2006.

Melvin C. Spain

Edie W. Spain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Melvin C. Spain and Edie W. Spain, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2006.

Notary Public

My Commission Expires: _____

SANDRA S. TOMLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXPIRES: FEBRUARY 19, 2007