File No. 20060352

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00

Carrie Tisdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Ann Edwards	New Owner	141 06 0D 119.00 CO
(NAME)	(NAME)	
3267 Harpeth Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Victoria Lynn Sanders (formerly known as Victoria Lynn Hollaway), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee Ann Edwards, a single person, 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 119, on the plan of Horizontal Property Regime Private Element Plat, 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.

Being the same property conveyed to Victoria Lynn Hollaway, unmarried by deed from Tracylain Evans, unmarried, dated May 14, 2004 and recorded on May 17, 2004, of record in Instrument No. 20040517-0057604, Register's Office, Davidson County, Tennessee.

Victoria Lynn Sanders and Victoria Lynn Hollaway being one and the same person.

Declaration of Restrictive Covenants for Riverbridge of record in Instrument No. 20030205-0016044, Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893, said Register's Office.

By-Laws of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020999, said Register's Office.

Open space deeds of record in Instrument No. 20030303-0027395 and Instrument No. 20030806-0111892, said Register's Office.

Charter of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020998, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20021217-0155374, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3267 Harpeth Springs Drive, 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.

Davidson County DEEDWARR
Recvd: 09/01/06 15:35 2 pgs
Fees:13.00 Taxes:549.45

20060901-0108651

File No. 20060352
Witness my hand this 30th day of August, 2006.

Victoria Lynn Sanders

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victoria Lynn Sanders, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2006.

Commission expires:

Notary Public

AFTER RECORDING RETURN TO:

