03

Realty Title
Box 48-A

File No. 260900658

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/06 13:05 2 pgs
Fees:13.00 Taxes:555.00
20061010-0125939

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009~~ 7/14/09

(AFFIX SEAL)

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KAREN COLBERT

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda R. Austin	Home Loan Center dba Lending Tree	Map 141-06-00 Parcel 135.00
(NAME) 3365 Harpeth Springs Drive	(NAME) 163 Technology Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Irvine, CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kristen M. George, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda R. Austin, married,** HEREINAFTER CALLED THE GRANTEE, her 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 all of Unit No. 135, on the Plan of Horizontal Property Regime Private Element Plat Riverbridge Community, a condominium development, as shown by plat appearing of record on Plat in Instrument No. 20030213-0019999, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Kristen M. George, an unmarried woman by Warranty Deed dated Septembe 29, 2004 of record in Instrument No. 20041001-0118392, Register's Office for Davidson County, Tennessee.

This property is subject to: 2006 property taxes and every year thereafter; Declaration of Covenants Conditions and Restrictions filed of Record in Instrument No. 20030205-0016032, and in Instrument No. 20050520-0056889, said Register's Office; By-Laws of Record in Instrument No. 20030218-0020987, said Register's Office; Homeowners Association Charter filed of Record in Instrument No. 20030218-0020986, said Register's Office; Quitclaim Deed to the Home Owners Association for open space filed of record in Instrument No. 20030303-0027398, said Register's Office; Storm Water Detention Agreement filed of Record in Instrument No. 20021217-0155374, said Register's Office; Railroad Easement filed of Record in Book 1298, page 244, said Register's Office; Public Utility Easement filed of Record in Book 7601, page 415, said Register's Office; Subject to 100 year Flood Line; Subject to Boundary Plat filed of Record in Instrument No. 20020709-0082561, said Register's Office; Subject to any and all matters on plan of Record filed in Instrument No. 20030213-0019999; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3365 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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, her 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/our hands this 29th day of September, 2006.

Kristen M. George

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kristen M. George, 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 for the purposes therein contained.

Witness my hand at office this 29th day of September, 2006.

Commission expires: June 22, 2009

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Linda V Jones Notary Public

File Number: 260900658

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122