

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $154,000.00

Affiant

Subscribed and sworn to before me, this 15th day of March, 2007.

Notary Public

Expiration of commission. 9/1c/09

Davidson County DEEDWARR
Recvd: 03/16/07 09:36 2 pgs
Fees:13.00 Taxes:569.80
20070316-0032071

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Karen S. Rochelle	SUNTRUST MORTGAGE, INC.	**141-6-D/126.00CO**
3253 Harpeth Springs Drive	201 4th Ave. N, 7th Floor	
Nashville, Tennessee 37221	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Julie A. Blake, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karen S. Rochelle, unmarried

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 No. 126 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 Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Julie A. Blake, by Warranty Deed, from Spencer H. Mieras and wife, Margaret A. Mieras, of record in Instrument No. 20040922-0113756, Dated September 10, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20030213-0019999, Register's Office for DAVIDSON County, Tennessee.
Declaration of Covenants, Conditions and Restrictions of Townhomes of Riverbridge of record in Instrument No. 20030205-0016032 and amended in Instrument No. 20050520-00056889, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee.
Quitclaim Deed for common areas to Home Owners Association of record in Instrument No. 20030303-0027398, Register's Office for Davidson County, Tennessee.
Right of Way for Nashville, Chattanooga and St. Louis Railway of record in Book 1298, page 244, Register's Office for Davidson County, Tennessee.
Charter of Townhomes of Riverbridge Homeowner's Assocation, Inc., of record in Instrument No. 20030218-0020986, Register's Office for Davidson County, Tennessee.
By Laws of record in Instrument No. 20030218-0020987, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to Home Owners Association dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 3253 Harpeth Springs Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 hand(s) this 15th day of March, 2007.

Julie A. Blake

Julie A. Blake

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Julie A. Blake, the within named seller, with whom I am personally acquainted (or proved to me their identity 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, at office, this 15th day of March, 2007.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **07219-CD**
RECORD & RETURN TO:

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