Davidson County DEEDWARR
Recvd: 05/21/07 09:01 3 pgs
Fees:18.00 Taxes:693.75
20070521-0059924

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of May, 2007, by and between JOEL G. BUSH, JR. and DANA M. BUSH, HUSBAND AND WIFE, hereinafter called Grantors, and CHRISTOPHER LEMKE and MEGHAN J. LEMKE, HUSBAND, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JOEL G. BUSH, JR. and DANA M. BUSH, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto CHRISTOPHER LEMKE and MEGHAN J. LEMKE, HUSBAND, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"), subject to the below-stated life estate retained by Grantor. This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3744 SPRINGWATER DRIVE, NASHVILLE, TN 37215.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

Joel Bush
JOEL G. BUSH, JR.
Signature of Seller

Dana Bush by her attorney in fact
DANA M. BUSH
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17TH day of May, 2007 before me personally appeared **JEOL G. BUSH, JR.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **DANA M. BUSH**, and acknowledged that he executed the same as the free act and deed of the said **DANA M. BUSH**, pursuant to that certain Limited Power of Attorney, of record in Instrument Number 20070521:0059923, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 17th day of May, 2007.

Howard M. Skipworth
Notary Public

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, **JOEL G. BUSH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 17TH day of May, 2007.

Howard M. Skipworth
Notary Public

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

My Commission Expires:_____

Name and Address of Property Owner:
Christopher & Meghan J. Lemke
3744 Springwater Dr.
Nashville, TN 37215

Person Responsible for Taxes:
SunTrust Mtg.
901 Semmes Ave.
Richmond, VA 23224

Property Address: 3744 Springwater Drive, Nashville, TN 37215

Map & Parcel #: MAP 141-6-C, PARCEL 76CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $187,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, a Notary Public, this 17th day of MAY, 2007.

Howard M. Skipworth
NOTARY PUBLIC

My commission expires:_____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 64, on the Plan of Riverbridge Community, Phase 1B, of record in Instrument Number 20030709-0094605, 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 JOEL G. BUSH, JR. and DANA M. BUSH, HUSBAND AND WIFE, by Warranty Deed from BEAZER HOMES CORP., D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION, of record in INSTRUMENT NUMBER 20040330-0035752, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 141-6-C, PARCEL 76CO).
2. All matters as set forth on the Plan of record in Instrument Number 20020709-0082561, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Easement of record in Book 1298, page 244, Register's Office for DAVIDSON County, Tennessee.

4. Dedication of Common Area to Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030806-0111892, Register's Office for DAVIDSON County, Tennessee.

5. Easement to Harpeth Valley Utility Distirct for Williamson and Davidosn Counties, Tennessee, of record in Book 7601, page 415, Register's Office for DAVIDSON County, Tennessee.

6. Storm Water Detention Agreement of record in Instrument Number 20021217-0155374, Register's Office for DAVIDSON County, Tennessee.

7. All matters as set forth on the Plan of record in Instrument Number 20030709-0094605, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

8. Charter of Incorporation of Riverbridge Homeowners Association, Inc., of record in Instrument Number 20030218-0020998, said Register's Office.

9. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

10. Declaration of Covenants, Conditions and Restrictions for Riverbridge of record in Instrument Number 20030205-0016044, amended in Insturment Number 20030806-0111893, Register's Office for DAVIDSON County, Tennessee.

11. By-Laws of Riverbridge Homeowners Association, Inc., of record in Instrument Number 20030218-0020999, said Register's Office.