**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 05/21/07 13:35 2 pgs
Fees:13.00 Taxes:569.80
20070521-0060345

**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 18th day of May, 2007.**

**Notary Public**
**My commission expires:** 1/3/11

DEE FILES KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

**02-0704-45398**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Travis D. Stimac | | 141-06-0-D 112.00CO |
| 3347 Harpeth Springs Drive | NEW OWNER | |
| Nashville TN 37221 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rebecca S. Richardson, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Travis D. Stimac, unmarried**, hereinafter called the Grantees, their successors 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. 112, 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 description, together with the appurtenant interest in the common elements 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 Rebecca S. Richardson, a single woman, by deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee corporation, dated August 31, 2004, recorded September 3, 2004, of record in Instrument No. 20040903-0106815, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Rebecca E. Richardson pursuant to a Power of Attorney executed by same on the 30th day of March, 2007, and being filed of record in Instrument No. 20070521-0060344, and being recorded simultaneously herewith.

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.

This property is improved property known as 3347 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of May, 2007.

Rebecca S Richardson by Carolyn Richardson attorney in fact
Rebecca S. Richardson by Carolyn Richardson her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carolyn Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Rebecca S. Richardson and that she is authorized by Rebecca S. Richardson to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 18th day of May, 2007.

Dee Files Kennedy
State of Tennessee at Large

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires 1/3/11