THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26477-04-2007** **Record & Return To:** ~~First Title and Escrow Company, Inc.~~ ~~2000 Richard Jones Road, Suite 110~~ ~~Nashville, TN 37215~~ BOX 50-E PREPARED BY: RETURN TO: ~~BANKERS TITLE & ESCROW CORP.~~ 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $152,500.00. Nancy Enoch Affiant Subscribed and sworn to before me this 4th day of June, 2007. Notary Public My Commission Expires: 1-26-09 JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Ryan S. Reid, Cassie Crenshaw Reid 3087 Harpeth Springs Drive Nashville, TN 37221	**Send Tax Bills To:** COUNTRYWIDE P.O. Box 660694 DALLAS, TX 75266	**Tax Information:** Map and Parcel No.: 141060D043.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David F. Richter and wife, Mindy K. Richter**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan S. Reid and Cassie Crenshaw Reid** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3087 Harpeth Springs Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of June, 2007.

David F. Richter

Mindy K. Richter

Davidson County DEEDWARR
Recvd: 06/06/07 13:02 2 pgs
Fees:13.00 Taxes:564.25
20070606-0067851

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David F. Richter and Mindy K. Richter**, 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, at office, this 4th day of June, 2007.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
J. Michael Wiggin
My Commission Expires July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 43 on the Plan of RiverBridge Community of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Townhomes of Riverbridge, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20030205-0016032, said Register's Office.

Being the same property conveyed to David F. Richter and wife, Mindy K. Richter by deed dated January 15, 2004 from Beazer Homes Corp., d/b/a Phillips Builders of record in Instrument No. 20040120-0007622, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. By-Laws of Townhomes of Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030218-0020987, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030303-0027398, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020986, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration for Townhomes of Riverbridge, of record in Instrument No. 20030205-0016032, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. Easement for the flow of a creek across the subject premises.
8. All matters appearing on the Plan of record as Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Boundary Plan of record as Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.
10. Easement for right of way of all roads and the Nashville Chattanooga and St. Louis Railroad of record in Book 1298, page 244, Register's Office for Davidson County, Tennessee.
11. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7601, page 415, Register's Office for Davidson County, Tennessee.
12. Storm water detention agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee.