File No. 270501215

WARRANTY DEED

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
2310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 06/15/07 15:32 2 pgs
Fees:13.00 Taxes:576.46
20070615-0072083

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Faithlore P. Gardner	SUNTRUST	141-06-0-D005.00-C0
(NAME)	(NAME)	
3009 Harpeth Springs Drive	201 4th Ave N-7th Fl.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37219	
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PREMIERE EQUITY, LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FAITHLORE P. GARDNER, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 5 ON THE PLAN OF RIVERBRIDGE COMMUNITY A PLANNED UNIT DEVELOPMENT, AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NO. 20030212-0019999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to Premiere Equity, LLC by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC, dated March 29, 2007 and recorded on April 11, 2007 of record in Instrument No. 20070411-0043242, Register's Office for said County.

Being the same property conveyed to Christopher Beard and Laura Beard, husband and wife by Quitclaim Deed from Louis Bonvissuto, a married man and Lucille Bonvissuto, his wife, dated April 11, 2005 and recorded May 12, 2005 of record in Instrument No. 20050512-0053814, Register's Office for said County.

Subject to all matters as set forth per Plat Instrument No. 20010213-0019999, Register's Office of said County.

Easement as shown of record in Deed Book 1298, Page 244, Register's Office for said County.

Utility Easement as shown of record in Deed Book 7601, Page 415, Register's Office for said County.

Easement for flow of the waters in the Harpeth River.

Easement Rights of the upper and lower riparian owners to the flow of water of the Harpeth River.

By-Laws as shown of record in Instrument No. 20030218-020999, Register's Office for said County.

Restrictive Covenants of record in Instrument Nos. 20030206-0111893, 20030303-0027396 and 20030205-0016044, Register's Office of said County.

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 3009 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(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 our hands this.

Premiere Equity, LLC

By: Nan Pendergrast

Nan Pendergrast, Authorized Agent

Attest:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Nan Pendergrast with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon her oath, acknowledged herself to be an authorized agent of Premiere Equity, LLC, a Tennessee limited liability company, as evidenced the that certain Delegation of Authority of record in Instrument No. 20070207-0015975 in the Register's Office of Davidson County, Tennessee, the within named bargainor, and that she as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by herself as said officer.

Witness my hand at office this 12th day of June, 2007.

Commission expires: Aug. 20, 2007

Notary Public

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

File Number: 270501215

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027