File #2007311

Davidson County DEEDWARR
Recvd: 06/26/07 10:33 2 pgs
Fees:13.00 Taxes:551.30
20070626-0076117

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$149,000.00**

Susie Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of June, 2007.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 24, 2009
(AFFIX SEAL)

KEITH H. SOLOMON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susie M. Baird	Susie M. Baird	Map 141-06-D
(NAME) 3391 Harpeth Spring Drive	(NAME) 6622 Ellwood Ct.	Parcel 148.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melissa N. Phillips, unmarried ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Susie M. Baird, married,** 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. 148 on the Plan of Riverbridge Community, a Planned Unit Development ,of record in Instrument 200302130019999, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Melissa N. Phillips, an unmarried woman by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument 200412080146187, said Register's Office, dated November 30, 2004.

This conveyance is subject to taxes for 2007 and subsequent years, a lien, but not yet due and payable; Restrictive Covenants of record in Instrument 200302050016032; HOA Charter in Instrument 200302180020986 RODC; Dedication of Common Area in Instrument 200303030017398 RODC; Master Deed in Instrument 200302050016032 RODC; By-Laws in Instrument 200302180020987 RODC; All matters shown on the Boundary Plan in Instrument 200207090082561 RODC; Easement for right granted to Nashville Chattanooga & St. Louis Railway in Book 1298, page 244 RODC; Easement for Harpeth Valley Utility District of Williamson County, Tennessee in Book 7601, page 415 ROWC; Easement for Storm Water Detention Agreement in Instrument 200212170155374 and 200311060163291 RODC; Subject to the flow of any creeks, streams or branches across subject property; rights of others in and to the common areas ad/or elements and all matters as shown on the Plan of record in Instrument 200302130019999 in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **3391 Harpeth Spring 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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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 our hands this 25th day of June, 2007.

Melissa N. Phillips

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Melissa N. Phillips who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: ~~My Commission~~ Expires May 24, 2009

(SEAL)

(SEAL)

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027