Davidson County DEEDWARR
Recvd: 12/18/07 11:05 2 pgs
Fees:13.00 Taxes:567.95

20071218-0145130

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 100 WEST PARK DRIVE, SUITE 330 BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$153,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 2007.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

E. MANNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Marie Morrissey 3397 Harpeth Springs Dr. Nashville TN 37221	New Owner	Map 141.06 Group D Parcel 151

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, we,

Steven Oxendale, unmarried and Barbara Oxendale, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jennifer Marie Morrissey, AN UNMARRIED WOMAN

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 151, RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT, A PLAT OF WHICH IS OF RECORD IN INSTRUMENT NO. 20030213-0019999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BARBARA OXENDALE AND HUSBAND, STEVEN OXENDALE BY DEED FROM BEAZER HOMES CORP, DBA PHILLIPS BUILDERS, DATED DECEMBER 16, 2004, AND OF RECORD IN INSTRUMENT NUMBER 20041222-0152232, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. STEVEN OXENDALE AND BARBARA OXENDALE, SON AND MOTHER, WERE INADVERTENTLY REFERRED TO AS HUSBAND AND WIFE ON THE PRIOR WARRANTY DEED.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20030213-0019999, Register's Office for Davidson County, Tennessee.
2) Property is subject to Riverbridge Community, a Planned Unit Development, Charter of record in Instrument Number 20030218-0020998, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in, Instrument Number 20030218-0020999, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20030205-0016044, amended in Instrument Number 20030303-0027396, Supplement in Instrument Number 20030806-0111893, Register's Office for Davidson County, Tennessee (but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a)is exempt under Title 42 of the United State Code, or (b)relates to handicap but does not discriminate against handicapped persons.)
3) Property is subject to easement for common/open areas to Riverside HOA in Instrument Number 20030303-0027395, said Register's Office.
4) 2008 taxes and subsequent years.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3397 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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 hand(s) this 17th day of December, 2007.

Steven Oxendale

Barbara Oxendale

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Steven Oxendale, single and Barbara Oxendale, single, with whom I am personally acquainted, (or who 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 17 day of December, 2007.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:

DONNA C. PIONK
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.
MY COMMISSION EXPIRES:
JAN 28, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076