Davidson County DEEDWARR
Recvd: 02/24/09 13:25 2 pgs
Fees:13.00 Taxes:706.70
20090224-0016170

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $191,000.00.

Emily Bryan
Affiant

JOHNNA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this 19th day of February, 2009.

Johnna L. Smith
Notary Public: Johnna L. Smith
My Commission Expires: 10/18/11

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Steven C. Bryan and Emily E. Bryan 3721 Springwater Drive Nashville, TN 37221	New Owner	141060C02600CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Matthew McWright and Trisha Stephens McWright and Billy George DeBerry**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Steven C. Bryan and Emily E. Bryan**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 71 on the Plan of Riverbridge Community, Phase 1A of record in Instrument No: 20030213-0019997, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Matthew McWright, an unmarried man and Trisha Stephens, an unmarried woman and Billy George DeBerry, an unmarried man, dated September 15, 2003, recorded October 3, 2003, in Instrument Number 20031003-0146234, Register's Office for Davidson County, Tennessee.

Trisha Stephens now being married and known as Trisha McWright.

Subject to any and all plats, easements, restrictions, and other matters of record.

Rights or claims of parties in possession not shown by the public records;

Taxes and assessments for the year 2009 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Instrument Number 20030213-0019997, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument Number 20030205-0016044, Instrument Number 20030303-0027396 and Instrument Number 2003080, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

Charter for Homeowners Association of record in Instrument Number 20030218-0020998, Register's Office for Davidson County, Tennessee.

Common Areas conveyed to Homeowners Association of record in Instrument Number 20030303-0027395 and 20030806-0111892, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument Number 20030218-0020999, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 3721 Springwater 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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the

said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 19th day of February, 2009.

Matthew McWright **Trisha McWright**

Billy George DeBerry by: Trisha McWright His Atty-in-Fact

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Matthew McWright and Trisha McWright**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of February, 2009.

Commission Expires: 10/18/11

JOHNNA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Notary Public: Johnna L. Smith

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Trisha McWright in her capacity as Attorney in Fact for Billy George DeBerry**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of February, 2009.

Commission Expires: 10/18/11

JOHNNA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Notary Public: Johnna L. Smith

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075