Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 25th day of September, 2009.

Notary Public

My commission expires: 2-19-13

BILL GARRETT, Davidson County
Trans: T20090066562 DEEDWARR
Recvd: 09/30/09 13:45 2 pgs
Fees: 13.00 Taxes: 536.50
20090930-0090822

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Patrick Connor	**Regions Bank d/b/a Regions Mortgage**	**Map/Parcel 141-06-0-D-189-00CO**
3205 Harpeth Springs Drive	**2050 Parkway Office Circle**	
Nashville, TN 37221	**Birmingham, AL 35244**	

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 ACKNOWLEDGE, WE,

Bradley Ronald Espey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Patrick Connor, unmarried

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

Being the same property conveyed to Bradley Ronald Espey, unmarried, by Warranty Deed, from Jennifer Jo Counce, unmarried, of record in Instrument No. 20050921-0113688, Dated September 15, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20030213-0019999, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20030205-0016032 and Instrument No. 20050520-0056889, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common areas to Home Owners Association of record in Instrument No. 20030303-0027398, Register's Office for DAVIDSON County, Tennessee.
Right of Way for Nashville Chattanooga & St. Louis Railway of record in Book 1298, page 244, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 20030218-0020986, Register's Office for DAVIDSON County, Tennessee.
Boundary Plan of record in Instrument No. 20020709-0082561, Register's Office for DAVIDSON County, Tennessee.

Public Utility Easement to Harpeth Valley Utility District of record in Book 7601, page 415,Register's Office for DAVIDSON County, Tennessee.
Ingress and Egress to cemetery of record in Instrument No. 20020912-0220994, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument No. 20030218-0020987, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 3205 Harpeth Springs 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 25th day of September, 2009.

Bradley Ronald Espey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Bradley Ronald Espey, the within named grantors, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2009.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **09898-DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027