WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110019640 DEEDWARR
Recvd: 04/04/11 15:22 2 pgs
Fees:13.00 Taxes:493.52
20110404-0025843

KG
$133,385.00

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$129,500.00~~.

Affiant

Subscribed and sworn to before me this 25th day of March, 2011.

Notary Public
My Commission expires: 2/25/2015
(Affix Seal)

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 02-25-2015

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christopher Wade	Franklin Synergy Bank	141-06-0-D-013.00CO
3025 Harpeth Springs Drive	3301 Aspen Grove Dr	
Nashville, TN 37221	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Aimee Dorroll f/k/a Aimee R. Cronin**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher J. Wade and Jennifer L. Burke, as joint tenants with common law rights of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Nick Dorroll joins in this conveyance to convey any and all interest he may have in and to said property.

Certain property in Davidson County, TN, described as Unit No. 13 of Riverbridge Community, a Planned Unit Development, a Horizontal Property Regime located on Harpeth Springs Drive, in Nashville, TN, together with Easements as shown on the plat of Riverbridge Community, a Planned Unit Development, recorded in Instrument No. 20030213-0019999, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Instrument No. 20030205-0016032, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Riverbridge Community, a Planned Unit Development, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20030205-0016032, said Register's Office, and By-Laws recorded in Instrument No. 20030218-0020987, said Register's Office, are incorporated and made a part hereof the same as though copied herein.

Being the same property conveyed to Aimee R. Cronin*, unmarried, by deed from Kerri Ann Pettijohn, unmarried, on September 15, 2005, of record in Instrument Number 20050921-0113627, Register's Office for Davidson County, Tennessee.

***Aimee R. Cronin n/k/a Aimee Dorroll, married.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20030213-0019999, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20030205-0016032, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20030218-0020987, Register's Office for Davidson County, Tennessee.
- Public Utility Easement of record in Book 7601, page 415, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20021217-0155374, Register's Office for Davidson County, Tennessee.
- Railroad Easement of record in Book 1298, page 244, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3025 Harpeth Springs Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 25, 2011.

Aimee Dorroll f/k/a Aimee R. Cronin

Nick Dorroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aimee Dorroll and Nick Dorrol,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 25, 2011

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY