THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11050502** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires September 9, 2014**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $130,000.00 Affiant Subscribed and sworn to before me, this 16th day of June, 2011. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Joy Wydner Swinea 3083 Harpeth Springs Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141060D04100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James L. Wilson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joy Wydner Swinea, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 41, RIVERBRIDGE COMMUNITY, a Planned Unit Development, as shown on plat of record in Instrument No. 20030213-0019999, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James L. Wilson, an unmarried man by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded on the 27th day of January, 2004 in Instrument No. 20040127-0010067, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements,

BILL GARRETT, Davidson County
Trans:T20110036281 DEEDWARR
Recvd: 06/17/11 09:13 3 pgs
Fees:18.00 Taxes:481.00
20110617-0046509

Subject to the matters
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utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, as recorded in Instrument No. 20030213-0019999 and Boundary Plat recorded at Instrument No. 20020709-0082561.

Covenants, Conditions and Restrictions recorded in Instrument No. 20030205-0016044, amended at Instrument No. 20030303-0027396, supplemented at Instrument Nos. 20030806-0111893, 20030205-0016032 and 20050520-0056889.

Terms and provisions of by-Laws of Riverbridge Homeowners Association, Inc. recorded in Instrument Nos. 20030218-0020999 and 20030218-0020987.

Charter of Riverbridge Homeowners Association, Inc. recorded at Instrument No. 20030218-0020998.

Easement for Stormwater Detention, recorded in Instrument No. 20021217-0155374.

Easement for Utilities, recorded in Book 7601, Page 415.

Easement recorded in Book 1298, Page 244.

Common Areas to Homeowners Association recorded at Instrument Nos. 20030303-0027395 and 20030806-0111892.

Lisa S. Wilson, wife of James L. Wilson, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

This is improved property located at 3083 Harpeth Springs Drive Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2011.

James L. Wilson by Lisa S. Wilson Attorney in-fact
James L. Wilson by Lisa S. Wilson,
His Attorney-in-fact

Lisa S Wilson
Lisa S. Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa S. Wilson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2011.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lisa S. Wilson,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for James L. Wilson,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16th day of June, 2011.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014