(1) Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110069395 DEEDWARR
Recvd: 11/03/11 15:47 3 pgs
Fees:18.00 Taxes:632.70
20111103-0085969

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $171,000.00.

Affiant

Subscribed and sworn to me on October 31, 2011.

NOTARY PUBLIC

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-24-2013

THIS INSTRUMENT WAS PREPARED BY:

Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25188SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michelle Lee Hughes 3725 Springwater Drive Nashville, TN 37221	SAME ADDRESS AS NEW OWNER	141-6-C-025 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert S. Emerson and wife, Jovanna S. Emerson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Michelle Lee Hughes, a single woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plat of Riverbridge Community, Phase 1A, of record as Instrument No. 20030213-0019997 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Robert S. Emerson by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, of record as Instrument No. 20031009-0150490 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2012 and subsequent taxes are assumed by the Grantee.
2. Subject to matters shown on Plan of Riverbridge Community, Phase 1A, of record as Instrument No. 20030213-0019997 in the Register's Office for Davidson County, Tennessee.

3. Subject to Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20080205-0016044, as amended by Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893 in said Register's Office.
4. Charter of Homeowners Association of record as Instrument No. 20030218-0020998 and By-Laws of record as Instrument No. 20030218-0020999 in said Register's Office.
5. Quitclaim Deed to Homeowners Association for common area, open space and common elements of record as Instrument No. 20030303-0027395 in said Register's Office.
6. Stormwater Detention Agreement of record as Instrument No. 20021217-0155374 in said Register's Office.
7. Easements and rights granted to railroads set forth in instrument recorded in Book 1298, page 244, in said Register's Office.
8. Easement to Harpeth Valley Utility District of record in Book 7601, page 415, in said Registers Office.
9. Ingress/Egress Easement as required to access cemetery set forth in Instrument No. 20020912-0110994 in said Register's Office.
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3725 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 GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hands on October 31, 2011.

Robert S. Emerson

Jovanna S. Emerson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 31, 2011, before me personally appeared Robert S. Emerson and Jovanna S. Emerson to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 31, 2011.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
May 6, 2013
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: _____