BILL GARRETT, Davidson County
Trans:T20120036460 DEEDWARR
Recvd: 05/17/12 13:58 2 pgs
Fees:13.00 Taxes:462.50
20120517-0042906

WARRANTY DEED

JIM VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Pam Houser
Affiant

Subscribed and sworn to before me, this 15th day of May, 2012

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Preston J. Walls	Same	141-06-0-D
(NAME)	(NAME)	(MAP)
3239 Harpeth Springs Drive		179.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Whitney E. Steele, now Whitney E. Ball, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Preston J. Walls and Carly Walls, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 179 of Riverbridge Community, a Horizontal Property Regime Private Element, located 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 recorded in Instrument No. 20030205-0016032 as amended in Instrument No. 20050520-0056889, 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, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20030205-0016032 as amended in Instrument No. 20050520-0056889, said Register's Office, and By-Laws recorded in Instrument No. 20030218-0020987, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Whitney E. Steele, by deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20040326-0034152, Register's Office for Davidson County, TN.

Matthew Ball joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Whitney E. Ball.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3239 Harpeth Springs Drive, Nashville, Tennessee 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, their heirs and assigns forever; and we do covenant with 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 is 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 15th day of May, 2012.

Whitney E. Ball

Matthew Ball

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Whitney E. Ball and Matthew Ball, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of May, 2012.

Notary Public

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/23/13