Return To:
MH[illegible] Firm
1804 Will[illegible] N. Ste 201
Bre[illegible] 37027
[illegible]

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12050793

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $199,900.00.

Affiant

Subscribed and sworn to before me, this 29th day of May 2012.

Notary Public
My Commission Expires: 9-23-13

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

BILL GARRETT, Davidson County
Trans:T20120041265 DEEDWARR
Recvd: 06/05/12 11:17 2 pgs
Fees:13.00 Taxes:739.63
20120605-0048887

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rebecca Lauren Cottam and Jeff Cottam 4116 Kinley Court Nashville TN 37221	New Owner	Tax Parcel ID No. 141-6C-115.00 CO

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, **Deborah Owen** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca Lauren Cottam and Jeff Cottam, Wife and Husband**, ("Grantees"), its 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 Lot No. 108 on the Final Plat of Riverbridge, Phase 2, Section 1, a Planned Unit Development, of record in Instrument No. 20090205-0009854, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed by Warranty Deed from Beazer Homes Corp., a Tennessee corporation to Deborah Owen, a single person as recorded on the 17th day of September, 2009 in Instrument No. 20090917-0086598 and part of General Warranty Deed from The Vanderbilt University, a Tennessee not for profit corporation to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation as recorded on the 12th day of September, 2002 in Instrument No. 20020912-0110994, 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, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF RIVERBRIDGE, PHASE 2, SECTION 1, as recorded in Instrument No. 20090205-0009854.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20030205-0016044, 20030303-0027396, 20030806-0111893 and 20090317-0023975.

Terms and provisions of by-Laws recorded in Instrument No. 20030218-0020999.

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

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

Stormwater Detention Agreement recorded at Instrument Nos. 20021217-0155374 and 20031106-0163291.

Easement for flow of the waters of the Harpeth Rivers and the rights of the public therein.

Rights of the upper and the lower riparian owners to the flow of the waters of the Harpeth River.

Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of waters of the Harpeth River.

Conveyance to Homeowners Association recorded at Instrument No. 20090317-0023974.

This is improved property located at 4116 Kinley Court 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 .

Deborah Owen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Deborah Owen, 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 29th day of May 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014