THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13040177** BILL GARRETT, Davidson County Trans:T20130055933 DEEDWARR Recvd: 07/01/13 15:52 2 pgs Fees:13.00 Taxes:1036.00 20130701-0067920	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me, this27th day of June, 2013. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Marnie E. Redmond 312 Glenridge Ct Nashville TN 37221	Send Tax Bills To: U.S. Bank Home Mortgage 4801 Frederica Street Owensboro, KY 42301	Tax Information: Tax Parcel ID No. 142-13-0-A 048.00 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, **Oniel J. D'Souza and wife, Hema O. D'Souza** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marnie E. Redmond, 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 Lot 48, PHASE I AND BOUNDARY PLAT OF RIVERSIDE, as shown on plat of record in Plat Book 6900, Pages 490-492, revised in Plat Book 6900, Page 784 and corrected at Instrument No. 20040506-0052081, 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 Oniel J. D'Souza and wife, Hema O. D'Souza by Warranty Deed from James A. Lewis, Jr. (one and the same as Jesse A. Lewis, Jr.) and wife, Carol D. Lewis, recorded on the 11th day of June, 1996 in Deed Book 10083, Page 371, 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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I AND BOUNDARY PLAT OF RIVERSIDE, as recorded in Plat Book 6900, Page(s) 490-492, revised in Plat Book 6900, Page 784 and corrected at Instrument No. 20040506-0052081.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7185, Page 619, Book 7405, Page 780 and Instrument Nos. 20040419-0044162, 20091124-0108147 and 20091204-0111306.

Charter of Homeowners Association recorded in Book 7829, Page 703.

Easement for Utilities, recorded in Book 6970, Page 275 and Book 6970, Page 278.

Easement for Ingress/Egress, recorded in Book 7103, Page 48.

Easement for Conservation Greenway, recorded in Instrument No. 20041019-0125877.

Easement recorded in Book 6972, Page 45.

Quitclaim Deed to Homeowners Association for Open Space recorded at Instrument No. 20040608-0067841.

This is improved property located at 312 Glenridge Ct 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 26th day of June, 2013.

Oniel J. D'Souza

Hema O. D'Souza

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Oniel J. D'Souza and Hema O. D'Souza, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY