WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Marilyn Randolph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCTOBER 20, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan M. Heft and Jessica S. Moore	First Tennessee Bank	141-060-C-119.00
(NAME)	(NAME)	
3513 Harpeth Springs Drive	300 Court Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eid Bastwros and Amal Bastwros, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jordan M. Heft, unmarried and Jessica S. Moore, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 112, on the Final Plat of Riverbridge, Phase 2, Section 1, of record in Instrument No. 20090205-000854, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eid Bastwros and Amal Bastwros, by deed of record in Instrument Number20090708-0063692, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Riverbridge of record in Instrument No. 20090205-000854, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20030205-0016044, Instrument No. 20030303-0027396, Instrument No. 20090317-0023975; By-Laws of record in Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee. Easements of record in Book 7601, page 415 and Book 1298, page 244, Register's Office for Davidson County, Tennessee. Stormwater Detention Easement of record in Instrument No. 20021217-0155374 and Instrument No. 20031106-0163291, Register's Office for Davidson County, Tennessee. Right-of-Way Dedication of record in Instrument No. 20081208-0118318, Register's Office for Davidson County, Tennessee. Deed to Riverbridge HOA of record in Instrument No. 20090317-0023974, Register's Office for Davidson County, Tennessee. Charter of Riverbridge HOA of record in Instrument No. 20030218-0020998, Register's Office for Davidson County, Tennessee. Easement for the flow of the Harpeth River. Easement by Riverbridge HOA to Comcast of record in Instrument No. 20121114-0104692, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3513 Harpeth Springs Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20130057268 DEEDWARR
Recvd: 07/05/13 10:01 2 pgs
Fees:13.00 Taxes:795.50



20130705-0069561

Witness our hands this 1st day of July, 2013.

Eid Bastwros

Amal Bastwros

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eid Bastwros and Amal Bastwros, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 1st day of July, 2013.

Commission expires:

TAHIRA J. PISCHA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public