WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/13 16:01 3 pgs
Fees:18.00 Taxes:481.00
20130711-0072071

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/8/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danny Lee	Peoples Home	062020A24800CO
(NAME)	(NAME)	
2932 Riverbend Drive	130 N Riverside Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-1160	Nashville TN 37922	
(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 considerations, the receipt of which is hereby acknowledged, we, **Donna K. Galvin, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Danny Lee, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 240, on the Final Plat of River Trace Estates, Phase I, Section 4 & 5, of record in Plat Book 9700, Page 409, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Donna K. Galvin, unmarried by Deed from Fox Ridge Homes Inc aka NVR Fox Ridge Inc, dated 04/14/1999 and filed for record on 04/16/1999 in Book 11435, Page 112, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 995, Plat Book 9700, Page 409, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended of record in Book 6982, Page 747, said Register's Office.
By-Laws of record in Book 6851, Page 390, said Register's Office.
Warranty Deed of Flowage Easement of record in Book 2202, Page 83, said Register's Office.
Grant of Transmission Line Easement of record in Book 1163, Page 341, said Register's Office.
Easement of record in Book 3959, Page 595, said Register's Office.
Charter of record in Book 6851, Page 363, said Register's Office.
Grant & Indemnity Agreement of record in Book 7030, Page 798, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 7907, Page 168, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2932 Riverbend Drive, Nashville, TN 37214-1160
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 2nd day of July, 2013.

Donna K. Galvin

Donna K. Galvin

State of Tennessee
County of Wilson

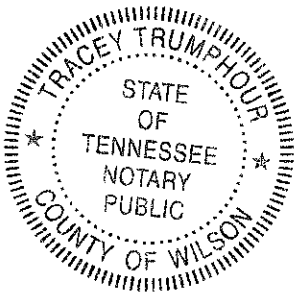
Personally appeared before me Donna K. Galvin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of July, 2013.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122



TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15