WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/13 11:01 3 pgs
Fees:18.00 Taxes:529.10
20130722-0075429

G-VRES-13-0209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-8-13
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Danielle Hayes (NAME)	owner at property address (NAME)	**058090A16900CO**
4039 Whites Creek Pike (ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **DARRELL SPRINGER AND WIFE, AMANDA SPRINGER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANIELLE HAYES, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 161, JORDAN RIDGE AT EATON'S CREEK, PHASE 6, FORMERLY CREEKSIDE TRAILS, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20061121-0144757, 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 DARRELL SPRINGER, MARRIED BY SPECIAL WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, RECORDED ON THE 3RD DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070403-0039865, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20061121-0144757; TERMS, PROVISIONS, COVENANTS, CONDTIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE DECLARATIONS OF COVENANTS, CONDTIONS AND RESTRICTIONS OF CREEKSIDE OF RECORD IN INSTRUMENT NO. 20000915-0092002 AND SUPPLEMENTAL AMENDMENT IN INSTRUMENT NO. 20011025-00117168, SECOND SUPPLEMENTAL AMENDMENT IN INSTRUMENT NO. 20020828-0103983, THIRD SUPPLEMENTAL AMENDMENT IN INSTRUMENT NO. 20041229-0153372 AND FOURTH SUPPLEMENTAL AMENDMENT IN INSTRUMENT NO. 20061120-0143523; TERMS, PROVISIONS, COVENANTS, CONDTIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE DECLARATIONS OF COVENANTS, CONDTIONS AND RESTRICTIONS OF JORDAN RIDGE AT EATON'S CREEK OF RECORD IN INSTRUMENT NO. 20061120-0143524; CHARTER OF RECORD IN INSTRUMENT NO. 20011126-0128291 AND CHARTER OF RECORD IN BOOK 10871, PAGE 532; EASEMENTS OF RECORD IN BOOK 6255, PAGE 578 AND BOOK 8326, PAGE 230; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NOS. 20001011-0100954 AND 20031010-0150887; EASEMENT FOR STORMWATER DETENTION TO METRO OF RECORD IN INSTRUMENT NO. 20060126-0009689 AND INSTRUMENT NO. 20070112-0005338 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD

This is
( ) unimproved
(X) improved
property known as **209 McDowell Drive Nashville, Tennessee 37209**
(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 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 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 18th day of July, 2013.

Darrell Springer

Amanda Springer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darrell Springer and Amanda Springer, the within named bargainor, 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, this the 18th day of July, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

20130631

Certificate of Authenticity

I, Cari Allen, 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.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016