Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $129,500.00

Affiant

Subscribed and sworn to before me, this 30th day of July 2013.

Notary Public
My commission expires: May 16, 2014

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 07/30/13 08:16 3 pgs
Fees:18.00 Taxes:479.15
20130730-0078916

Address of New Owner:	Send Tax Bills to:	Tax Information
Stacie Whitfield 3131 Harpeth Springs Drive Nashville TN 37221	Pinnacle Bank Attn. Final Doc Dept. 150 3rd Ave. South, Suite900 Nashville, Tn. 37201	35141060D06400

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Lyrad N. Smallwood Vass Gal, a married woman hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Stacie Whitfield, unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 64 on the Plan of Riverbridge Community, a planned Unit Development of record in Instrument NO. 20030213-0019999 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lyrad N. Smallwood nka Lyrad N. Smallwood Vass Gal by deed from Beazer Homes Corp, DBA Phillips Builders, a Tennessee corporation of record in Instrument No. 20040713-0083273 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument NO. 20030205-0016044 and amended in Instrument Nos. 20030303-0027396; 20030806-0111893 and 20100330-0023630 and in any allied instruments(s) referred to in said restrictions. 3) Stormwater Detention Agreement of record in Instrument No. 20021217-0155374 4) Charter of Riverbridge Homeowner's Association of record in Instrument No. 20030218-0020998 5) Grant of Easement of record in Instrument No. 20121114-0104692 6) By-Laws of Riverbridge Homeowner's Association of record in Instrument No. 20030218-0020999

This property is improved property known as 3131 Harpeth Springs Drive, Nashville, Tennessee 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good

right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25 day of July, 2013.

Lyrad N. Smallwood Vass Gal

Adam D. Vass Gal, who joins in this conveyance for the sole purpose of conveying any marital interest that he may have

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 Lyrad N. Smallwood Vass Gal and Adam D. Vass Gal, the bargainor(s), 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 Brentwood, Tennessee, this 25th day of July, 2013.

Notary Public

My Commission expires: 2/23/15

FILE NO: 07782

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC

Amy Cross Nance Notary Public Williamson County

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

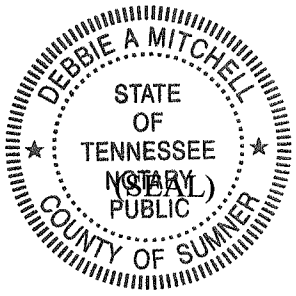
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017