Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20130076178 DEEDWARR
Recvd: 09/04/13 08:57 2 pgs
Fees:13.00 Taxes:510.60
20130904-0092868

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$139,000.00~~ $138,000.00

Coreen Newsome
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF AUGUST, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5642 KNJEZEVIC

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jelena Knjezevic	Farmington Financial Group	141060D17900CO
3239 Harpeth Springs Drive	2002 Richard Jones Road	
Nashville, TN 37221	Ste. 300A Nashville, TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PRESTON J. WALLS AND CARLY WALLS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JELENA KNJEZEVIC, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3239 Harpeth Springs Drive, Nashville, TN 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/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 on the 30th day of August, 2013.

Preston J. Walls

Carly Walls

Carly Walls

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, PRESTON J. WALLS AND CARLY WALLS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of August, 2013.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

13-P5642 KNJEZEVIC

EXHIBIT A - LEGAL DESCRIPTION

Certain property in Davidson County, TN, described as Unit No. 179 of Riverbridge Community, a Horizontal Property Regime Private Element, located in Nashville, TN, together with Easements as shown on the plat of Riverbridge Community, a Planned Unit Development, recorded in Instrument No. 20030213-0019999, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20030205-0016032 as amended in Instrument No. 20050520-0056889, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Riverbridge Community, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20030205-0016032 as amended in Instrument No. 20050520-0056889, said Register's Office, and By-Laws recorded in Instrument No. 20030218-0020987, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Preston J. Walls and Carly Walls, husband and wife by Warranty Deed from Whitney E. Steele, now Whitney E. Ball, married, recorded on the 17th day of May, 2012 in Instrument No. 20120517-0042906, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, as recorded in Instrument No. 20030213-0019999, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants for Riverbridge recorded in Instrument No. 20030205-0016044, as amended at Instrument No. 20030303-0027396 and supplemented at Instrument Nos. 20030806-0111893, 20090317-0023975 and 20100330-0023630 and Declaration of Covenants, Conditions and Restrictions for the Townhomes of Riverbridge recorded at Instrument No. 20030205-0016032, as amended at Instrument No. 20050520-0056889 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20031106-0163291.