Y Box 44
GSRm

BILL GARRETT, Davidson County
Trans:T20130091508 DEEDWARR
Recvd: 10/24/13 16:18 3 pgs
Fees:18.00 Taxes:499.50
20131024-0111060

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $135,000.00. Samantha Bree Birdwell Affiant Subscribed and sworn to before me, this 24th day of October, 2013. Catherine H. Gwyn Notary Public My Commission Expires: 6.21.16

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Samantha Bree Birdwell 3331 Harpeth Springs Drive Nashville, TN 37221	First State Bank 480 Oil Well Rd., 2nd Fl. Jackson, TN 37305	141-06-OD-104.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tara S. Hennemann, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Samantha Bree Birdwell, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 104, as shown on the map entitled 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 legal description.

Being the same property conveyed to Tara S. Hennemann, an unmarried woman, by deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee corporation, of record in Instrument No. 20041021-0127007, dated October 15, 2004, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20030213-0019999, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions for Riverbridge , including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20030205-0016044 and amended in Instrument No. 20030303-0027396, said Register's Office.

4. Assessments set out in Declaration of Covenants, Conditions and Restrictions for Riverbridge contained in an instrument of record in Instrument No. 20030205-0016044, said Register's Office.

5. Easements set out in Declaration of Covenants, Conditions and Restrictions for Riverbridge contained in an instrument of record in Instrument No. 20030205-0016044, said Register's Office.

6. Declaration of Covenant s, Conditions and Restrictions for the Townhomes of Riverbridge contained in instrument of record in Instrument No. 20030205-0016032 and amended in Instrument No. 20050520-0056889, said Register's Office.

7. Assessments set out in Declaration of Covenant s, Conditions and Restrictions for the Townhomes of Riverbridge contained in instrument of record in Instrument No. 20030205-0016032 , said Register's Office.

8. ByLaws of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020999, said Register's Office.

9. Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, said Register's Office.

10. Easement granted to Comcast of Nashville, I, LLC of record in Instrument No. 20121114-0104692, said Register's Office.

11. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **3331 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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that she is 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; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24th day of October, 2013.

Tara S. Hennemann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tara S. Hennemann, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of October, 2013

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016