(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130107398 DEEDWARR
Recvd: 12/27/13 13:40 2 pgs
Fees: 13.00 Taxes: 499.50
20131227-0130389

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$135,000.00**.

Michal Zych
Affiant

Subscribed and sworn to before me, this the 20th day of December, 2013.

Notary Public

My commission expires: _____
(AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michal Zych **Ewa Kowal**	New Owner	**Map 141-06-0-D Parcel 183.00co**
3231 Harpeth Springs Drive		
Nashville, TN 37221		

FOR AND IN 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,

Erin H. Seeley, an unmarried woman

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

Michal Zych and Ewa Kowal, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. 183 on the Plan of the Horizontal Property Regime Private Element Plat of Riverbridge Community, a Planned Unit Development, as of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Erin H. Seeley, by Warranty Deed from Ronald L. Corbin and Brenda J. Corbin, husband and wife, of record in Instrument No. 20060221-0019643, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Erin H. Seeley, pursuant to a Power of Attorney executed by same on the 12th day of December, 2013, of record in Instrument No. 20131227-0130388, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Instrument No. 20030213-0019999, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Declaration of Covenants, Conditions and Restrictions of The Townhomes of Riverbridge, of record in Instrument No. 20030205-0016032 and amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.

3) By-Laws of The Townhomes of Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030218-0020987, Register's Office for Davidson County, Tennessee.

4) Charter of The Townhomes of Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030218-0020986, Register's Office for Davidson County, Tennessee.

5) Conveyance of common area to The Townhomes of Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030303-0027398, Register's Office for Davidson County, Tennessee.

6) Stormwater Detention Agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee.

7) All matters shown on the Boundary Plat of record in Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.

8) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104692, Register's Office for Davidson County, Tennessee. and;

9) Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **3231 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 GRANTEES 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 GRANTEES, 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 **20th** day of **December, 2013.**

Erin H. Seeley by Diana Aubin, Attorney-in-Fact

Erin H. Seeley by Diana Aubin, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 20th day of December, 2013, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Diana Aubin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Erin H. Seeley**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Erin H. Seeley**, for the purpose therein contained, by signing the name of **Erin H. Seeley,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this **20th** day of **December, 2013.**

Notary Public

My Commission Expires:

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