WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140023028 DEEDWARR
Recvd: 04/04/14 15:36 2 pgs
Fees:13.00 Taxes:488.40
20140404-0028388

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ (d) DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meredith Ellyse Bunch	SWBC Mortgage Corporation	141060D02000CO
(NAME)	(NAME)	
3039 Harpeth Springs Drive	9311 San Pedro Avenue #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Melvin C. Spain III and Lyndsey Spain, as husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Meredith Ellyse Bunch, an unmarried woman** , hereinafter called the GRANTEE(S), their heirs and/or 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. 20 on the Plan of Riverbridge Community, A Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description, together with the appurtenant interest in the common element of The Townhomes of Riverbridge, a horizontal property regime established by Declarations of record in Instrument No. 20030205-0016032, said Register's Office.

Being the same property conveyed to Melvin C. Spain and Edie W. Spain, husband and wife by Warranty Deed dated 03/17/2005 from John A. Ramsey, III and wife, Sarah B. Ramsey of record in Instrument 200503230031705, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melvin C. Spain, III, unmarried by Warranty Deed dated 07/21/2006 from Melvin C. Spain and Edie W. Spain, husband and wife of record in Instrument 200607250089423, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per plats of record in Instrument 200207090082561 and Instrument 200302130019999, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200302050016032, as amended of record in Instrument 200505200056889, said Register's Office.

By-Laws of record in Instrument 200302180020987, said Register's Office.
All matters including but not limited to an Easement of record in Book 1298, Page 244, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Book 7601, Page 415, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Instrument 200209120110994, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200212170155374, said Register's Office.
Grant of Easement of record in Instrument 201211140104692, said Register's Office.
Charter of the Homeowner's Association of record in Instrument 200302180020986, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200303030027398, said Register's Office.
Easement for the flow of any creek, as much as thereon may flow, from time to time.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.
2014 Taxes have been prorated between the Grantor and Grantee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3039 Harpeth Springs Drive, Nashville, TN 37221
(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/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 our hands this 28th day of March, 2014.

Melvin C. Spain III

Lyndsey Spain

State of Tennessee
County of Williamson

Personally appeared before me Melvin C. Spain III and Lyndsey Spain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of March, 2014.

Notary Public
My Commission Expires: 11/15/17

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064