WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140037030 DEEDWARR
Recvd: 05/28/14 10:21 2 pgs
Fees:13.00 Taxes:592.00

20140528-0045652

G-RR-14-3753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Liam McLeod	**Same as New Owner**	
(NAME)	(NAME)	**141-06-0C-084.00-CO**
3753 Springwater Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CARSON WAYNE PEWITT AND WIFE, COURTNEY C. PEWITT,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LIAM MCLEOD, MARRIED** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Final Plat Riverbridge Community, Phase 1B, a Planned Unit Development of record in Plat at Instrument No. 20030709-0094605, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carson Wayne Pewitt and wife, Courtney C. Pewitt by deed from Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee corporation of record in Instrument No. 20040428-0048246 Register's Office for Davidson County, Tennessee, dated April 14, 2004 and recorded on April 28, 2004. (Value of consideration shown in aforementioned deed $159,320.00.)

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016044, Instrument No. 20030303-0027396, and Instrument No. 20030806-0111893, Register's Office for Davidson County, Tennessee.
- By-Laws of Riverbridge Community of record in Book Instrument No. 20030218-00202999, Register's Office for Davidson County, Tennessee.
- Charter of Riverbridge Community Homeowner's Association of record in Book Instrument No. 20030218-0020998, Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Riverbridge Community Homeowner's Association of record in Book Instrument No. 20030303-0027395, as amended in Instrument No. 20030806-0111892, Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book Instrument No. 20021217-0155373, Register's Office for Davidson County, Tennessee.
- Easement (s) to Harpeth Valley Utility District, as set forth in instrument recorded in Book 7601, page 415, Register's Office for Davidson County, Tennessee.
- Easement (s) to Nashville, Chattanooga and St. Louis Railway, as set forth in instrument recorded in Book 1298, page 244, Register's Office for Davidson County, Tennessee.
- Easements as contained in Instrument of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3753 Springwater Dr, 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; 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 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 the 22nd DAY OF MAY, 2014.

Carson Wayne Pewitt

Courtney C. Pewitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARSON WAYNE PEWITT AND COURTNEY C. PEWITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of May, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212