BILL GARRETT, Davidson County
Trans:T20140039702 DEEDWARR
Recvd: 06/05/14 13:33 4 pgs
Fees:23.00 Taxes:514.30
20140605-0049044

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

**THIS INSTRUMENT PREPARED BY:**
CATHERINE H. GWYN
**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $139,000.00.

Affiant

Subscribed and sworn to before me, this 28 day of June, 2014.

Notary Public

My Commission Expires: 12/18/17

Address New Owner As Follows:
Melissa E. Patton
3219 Harpeth Springs Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map-Parcel Number:
141-06-0D-194.00

## 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, **Yoana N. Dimitrova, a married woman and Nantcho Dimitrov, an unmarried man**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Melissa E. Patton, unmarried**, 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. 194, as shown on the map entitled Riverbridge Community, 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 Yoana N. Dimitrova, an unmarried woman and Nantcho Dimitrova and wife, Lidia Dimitrova, by deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee corporation, of record in Instrument No. 20031110-0164459, dated October 30, 2003, said Register's Office. The said Lidia Dimitrova having since died on or about October 31, 2009, leaving the said Nantcho Dimitrova as the surviving tenant by the entirety between the said Lidia Dimitrova and Nantcho Dimitrova. The said Nantcho Dimitrova is also known as Nantcho Dimitrov. The said Yoana Dimitrova has since married, but did not change her name.**

This is not now nor has it ever been the primary residence of the spouse of Grantor, Yoana N. Dimitrova.

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. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) 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, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20030205-0016032, amended in Instrument No. 20050520-0056889, said Register's Office.

4. ByLaws Of The Townhomes Of River Bridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020987, said Register's Office.

5. Stormwater Detention Agreement of record in Instrument No. 20021217-0155374, said Register's Office.

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

This is improved property known as: **3219 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 Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their 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 29 day of May, 2014.

Yoana N. Dimitrova

STATE OF Massachusetts
COUNTY OF Suffolk )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yoana N. Dimitrova, 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 29th day of May, 2014.

(Seal)

Karen E Lee
Notary Public

My Commission Expires: July 16, 2015

KAREN E. LEE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 16, 2018

[SEE ADDITIONAL PAGE FOR OTHER SIGNATURE]

**WITNESS** my hand this 29th day of May, 2014.

Nantcho Dimitrov

STATE OF TENNESSEE )
COUNTY OF Rutherford )

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

**WITNESS** my hand, at office, this 29th day of May, 2014.

(Seal)

Notary Public

My Commission Expires: 11/18/17

[SEE ADDITIONAL PAGE FOR OTHER SIGNATURE]