WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140053755 DEEDWARR
Recvd: 07/25/14 08:25 2 pgs
Fees:13.00 Taxes:527.25
20140725-0066110

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

Michelle McQueen
Affiant

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

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Lynn Ridley (NAME)	USAA (NAME)	034070A13200 CO
155 Harbor Village Drive (ADDRESS)	10750 McDermott Fwy (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	San Antonio Tx 78288 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michelle Sterban (F/K/A Michelle Branch) and husband, Doug Sterban, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamie Lynn Ridley, an unmarried woman, 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:

Unit 110, PHASE IV ON THE PLAN OF HARBOR VILLAGE, OF TOWNHOMES PROPERTY LINE EXHIBIT REVISION I, A HORIZONTAL PROPERTY REGIME, as established under Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030611-0080857, as amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505, and as shown on plat of record as Exhibit "C" of Declaration of Covenants, Conditions and Restrictions, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Michelle Branch, unmarried by deed of record in Instrument Number 20080930-0099228 Register's Office for Davidson County, Tennessee. Michelle Branch is now married to Doug Sterban, and is now known as Michelle Sterban. The said Doug Sterban hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to all matters as shown on Plan of HARBOR VILLAGE, OF TOWNHOMES PROPERTY LINE EXHIBIT REVISION I, A HORIZONTAL PROPERTY REGIME of record in Instrument No. 20030611-0080857, as amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 6628, Page 577, Book 6646, Page 543, Book 10672, Page 743, Instrument No. 20010817-0089318, Instrument No. 20070205-0014894, Instrument No. 20010817-0089318, Instrument No. 20030611-0080857, Instrument No. 20030723-0102986, Instrument No. 20050120-0007505 and Instrument No. 20050729-0088636, Register's Office for Davidson County, Tennessee. Easement of record in Book 4224, Page 198, Book 4224, Page 208, Book 5589, Page 831, Book 5970, Page 679, Book 7026, Page 914, Book 10437, Page 210, Book 6861, Page 948, Book 5589, Page 831, Instrument No. 20021121-0144783 and Instrument No. 20050218-0018400, Register's Office for Davidson County, Tennessee. Subject to all matters as shown on boundary plat of record in Book 6250, Page 626, Register's Office for Davidson County, Tennessee. Charter of Harbor Village HOA in Book 6635, Page 254, Book 7637, Page 813 and Instrument No. 20030611-0080884, Register's Office for Davidson County, Tennessee. Deed to Harbor Village PUD Association of record in Instrument No. 20110211-0012143, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 155 Harbor Village Drive, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 21 day of July, 2014.

Michelle Sterban (F/K/A Michelle Branch)

Doug Sterban

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF ~~WILLIAMSON~~ OKALOOSA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Sterban (F/K/A Michelle Branch) and Doug Sterban, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

SHALIMAR, FLORIDA

Witness my hand and official seal at ~~Franklin~~, ~~Tennessee~~ this 21 day of July ~~2014~~.

Commission expires:

Notary Public

WESLEY ERIC TURNER
Notary Public - State of Florida
My Comm. Expires Jul 24, 2015
Commission # EE 81467
Bonded Through National Notary Assn.