WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-18-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph R. Keohane, III	TRIUMPH MORTGAGE ~~Now Owner~~	141-06-D-14.00 CO
(NAME)	(NAME)	
3027 Harpeth Springs Drive	1125 Schilling Blvd E, #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Collierville, TN 38017	
(CITY) (STATE) (ZIP)	(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, I, **Amanda L. Overmyer, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph R. Keohane, III, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 14 on the Plan of Riverbridge Community of record in Instrument #20030213-0019999, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Amanda L. Overmyer by Warranty Deed from Kevin A. Hopkins and wife, Lynn Hopkins, dated July 1, 2008, of record in Instrument No. 20080703-0069107, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Instrument No. 20030213-0019999; Restrictions of record in Instrument No. 20030205-0016044, Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893; By-Laws of record in Instrument No. 20030218-0020999; Articles of Incorporation/ Charter of record in Instrument No. 20030218-0020998; Easement for right of way of record in Instrument No. 20081208-0118318; Easement for Broadband Communications of record in Instrument No. 20121114-0104692; Subject to the flow of Harpeth River; Stormwater Detention Agreement of record in Instrument No. 20021217-0155374; Conveyance for common elements, open spaces and common areas of record in Instrument No. 20030806-0111892; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3027 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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

BILL GARRETT, Davidson County
Trans:T20140069904 DEEDWARR
Recvd: 09/18/14 10:50 2 pgs
Fees:13.00 Taxes:506.90
20140918-0085694

Witness my hand this 16th day of September, 2014.

Amanda L Overmyer by Chris Fuller, her Attorney-in-Fact

Amanda L. Overmyer
By: Chris Fuller, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Chris Fuller, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Amanda L. Overmyer, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Amanda L. Overmyer, the within named bargainor by the said Chris Fuller as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of September, 2014.

Notary Public

My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05/17/2015

RETURN TO:
REALTY TIME
206A COOL SPRINGS BLVD #106
FRANKLIN, TN 37067