THIS INSTRUMENT PREPARED: Received from: WATAUGA TITLE COMPANY 5110 Maryland Way, Suite 120 Brentwood, TN 37027 **Manier & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32149-12-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $137,000.00. Mary Hart Clark Affiant Subscribed and sworn to before me this 29th day of December, 2014. Notary Public My Commission Expires: 10-23-17

THOMAS I. BOYD WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Justin L.Gilliam, Amanda C.Gilliam 3009 Harpeth Springs Drive Nashville, TN 37221	**Send Tax Bills To:** Peoples Home Equity 150 N. Seven Oaks Knoxville TN 37922	**Tax Information:** Map and Parcel No.: 141 060 D 00500 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Faithlore P. Gardner, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin L.Gilliam and Amanda C.Gilliam, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3009 Harpeth Springs Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20150001873 DEEDWARR
Recvd: 01/08/15 14:19 3 pgs
Fees:18.00 Taxes:506.90
20150108-0002232

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of December, 2014.

Faithlore P. Gardner
by _____, Attorney-In-Fact
Faithlore P. Gardner
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Faithlore P. Gardner and is authorized by the said Faithlore P. Gardner to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of December, 2014.

_____
Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of RiverBridge Community of record in Instrument 20030213-0019999, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Townhomes of RiverBridge, a horizontal property regime with private elements, established by Declaration of record in Instrument No. 20030205-0016032, amended in Instrument No. 20050520-0056889, said Register's Office.

Being the same property conveyed to Faithlore P. Gardner, unmarried, by deed dated June 12, 2007 from Premier Equity, LLC, of record in Instrument No. 20070615-0072083, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. By-Laws of Townhomes of RiverBridge Homeowners Association, Inc., of record in Instrument No. 20030218-0020987, Register's Office for Davidson County, Tennessee.
2. Dedication of common area to Townhomes of RiverBridge Homeowners Association, Inc. of record in Instrument No. 20030303-0027398, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Townhomes of RiverBridge Homeowners Association, Inc of record in Instrument No. 20030218-0020986, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration for Townhomes of RiverBridge, of record in Instrument No. 20030205-0016032 amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Boundary Plan of record as Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.
8. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7601, page 415, Register's Office for Davidson County, Tennessee.
9. Easement for right of way of all roads and the Nashville Chattanooga and St. Louis Railroad of record in Book 1298, page 244, Register's Office for Davidson County, Tennessee.
10. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20121114-0104692, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee.