BILL GARRETT, Davidson County
Trans:T20150003749 DEEDWARR
Recvd: 01/15/15 13:47 2 pgs
Fees:13.00 Taxes:555.00
20150115-0004338

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF December, 2014.

Notary Public
MY COMMISSION EXPIRES:
File No. G14-0682D

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
J. David Pearson (NAME)	Same (NAME)	141-6-C-74 CO
4094 Hillsboro Rd ~~3736 Springwater Drive~~ (STREET ADDRESS)	as (STREET ADDRESS)	
Ste 203 Nashville, TN ~~37221~~ (CITY) (STATE) (ZIP) 37215	new owner (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Kenneth D. Duncan, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. David Pearson, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 62 on the plan of RIVERBRIDGE COMMUNITY, PHASE 1B, as shown by plat of record in Instrument No. 20030709-0094605, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth D. Duncan, an unmarried man from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, by Deed dated March 26, 2004, as Instrument No. 20040402-0037074, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20030205-0016032, Instrument No. 20030205-0016044, Instrument No. 20030303-0027396, Instrument No. 20030806- 0111893 and Instrument No. 20100330-0023630, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee.

4. P.U.D. Boundary Plat as recorded in Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.

5. Plat for Riverbridge Right-of-Way Dedication as recorded in Instrument No. 20081208-0118318, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement as recorded in Instrument No. 20021217-0155374 and Instrument No. 20031106-0163291, Register's Office for Davidson County, Tennessee.

7. Charter of Homeowner's Association of record in Instrument No. 20030218-0020998, Register's Office for Davidson County, Tennessee.

8. Bylaws of record in Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee.

9. Common Area conveyed to Homeowner's Association of record in Instrument No. 20030303-0027395, Instrument No. 20030806-0111892, Instrument No. 20090317-0023974, and Instrument No. 2010033-00023631 Register's Office for Davidson County, Tennessee.

10. Easement to Harpeth Valley Utility District as recorded in Book 7601, page 415, Register's Office for Davidson County, Tennessee.

11. Easement for rights granted to Nashville Chattanooga and St. Louis Railway s recorded in Book 1298, page 244, Register's Office for Davidson County, Tennessee.

12. Easement from HOA to Comcast of Nashville, Inc. as recorded in Instrument No. 20121114-0104692, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3736 Springwater 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 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. Whenever 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 31st day of December, 2014.

Kenneth D. Duncan

December 31, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Kenneth D. Duncan, the bargainor(s), 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 31st day of December, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066