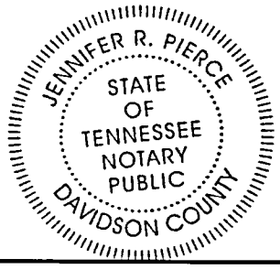
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

LuAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2015

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melissa C. Richie	Movement Mortgage	Map & Parcel 141060c15700co
(NAME)	(NAME)	
4417 Kirkbrook Court	841 Seahawk Circle	Davidson County DEEDWARR Recvd: 07/02/15 15:59 2 pgs Fees:13.00 Taxes:851.00 20150702-0064523
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Virginia Beach, Va 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Andrew Lorenz and Kristina Lorenz, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Melissa C. Richie, 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:

BEING Lot No. 137, on the Plan of Riverbridge, Phase 2, Section 2, of record in Instrument 20100302-0015635, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Andrew Lorenz and Kristina Jackson by deed from Beazer Homes Corp. of record in Instrument 20110329-0024099 , Register's Office, Davidson County, Tennessee and further conveyed to Andrew Lorenz and wife, Kristian Lorenz by deed from Andrew Lorenz and Kristina Jackson, n/k/a Kristina Lorenz of record in Instrument 20121010-0092993, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to any and all matters and notes on plat of record in Instrument 20100302-0015635 and in Instrument 20020709-0082561, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Declaration of Restrictive Covenants for Riverbridge of record in Instrument 20030205-0016044; First Amendment to Declaration of Restrictive Covenants for Riverbridge of record in Instrument 20030303-0027396; First Supplementary Declaration to Declaration of Restrictive Covenants for Riverbridge; By-Laws of Riverbridge Homeowners Association, Inc. of record in Instrument 20030218-0020999 and Supplementary Declaration to Declaration of Restrictive Covenants for Riverbridge (Annexing Phase 2, Section 2) of record in Instrument 20100330-0023630, said Register's Office.

This conveyance is subject to Stormwater Detention Agreement of record in Instrument 20031106-0163291; Agreement for Dedication of Public Utilities Easement of record in Book 7601, Page 415; Easements of record in Book 1298, Page 244; Instrument 20021217-0155374; Instrument 20140114-0003778 and in Instrument 20140416-0031703; Ingress and egress for a cemetery of record in Instrument 20020912-0110994; Easement executed by Riverbridge Community HOA to Comcast of record in Instrument 20121114-0104692; Charter of Riverbridge Community HOA of record in Instrument 20030218-0020998 and Deed to Riverbridge Community HOA of record in Instrument 20030303-0027395, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 4417 Kirkbrook Court, 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 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 our hands this 1st day of July, 2015.

Andrew Lorenz

Kristina Lorenz

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 1st day of July, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andrew Lorenz and Kristina Lorenz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:
5-3-16

Notary Public

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17