THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074871**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Ashley Reiss Affiant Subscribed and sworn to before me, this 20th day of August, 2015. Notary Public My Commission Expires: 6-5-16

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 08/21/15 14:17 3 pgs
Fees:18.00 Taxes:610.50
20150821-0084739

WARRANTY DEED

Address New Owner: Jennifer Gilbert 3069 HARPETH SPRINGS DR Nashville, TN 37221-2340	Send Tax Bills To: ~~New Owner~~ Suntrust Mtg. Inc. 901 Semmes Avenue Richmond, Virginia 23224	Tax Information: Tax Parcel ID No. 141060D03400CO

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, **Jane C. Yochum and husband, Edwin L. Yochum, and Marisa Yochum now known as Marisa Scoville** *("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Jennifer L. Gilbert,** ** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 34 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument Number 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed by Warranty Deed from Erin Morrow Still, formerly Erin Morrow, married to Jane C. Yochum and husband, Edwin L. Yochum, as recorded on the 12th day of July, 2007 in Instrument No. 20070712-0083291 and Quit Claim Deed from Jane C. Yochum and husband, Edwin L. Yochum to Jane C. Yochum and husband, Edwin L. Yochum, and Marisa Yochum, as recorded on the 28th day of August, 2007 in Instrument No. 20070828-0102795, in the Register's Office of Davidson County, Tennessee.

Marisa Yochum and Marisa Scoville being one and the same person.

David Scoville joins in the signing of this instrument to convey any marital interest he may have in subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, as recorded in Instrument No. 20030213-0199999 and Plat of Right-of-Way Dedication recorded at Instrument No. 20081208-0118318.

* married
** unmarried

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20030205-0016044, amended at Instrument No. 20030303-0027396.
Terms and provisions of by-Laws recorded in Instrument No. 20030218-0020999.
Charter of Riverbridge Homeowners Association recorded at Instrument No. 20030218-0020998.

Easement for Right-of-way to Comcast Nashville I, LLC, recorded in Instrument No. 20121114-0104692.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021217-0155374.

Private drive ingress and egress as set out on Plat recorded at Instrument No. 20030213-0019999.

This is improved property located at 3069 HARPETH SPRINGS DR Nashville, TN 37221-2340.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of August, 2015.

Jane C Yochum by Marisa Scoville attorney-in-fact
Jane C. Yochum
By: Marisa Scoville, attorney-in-fact

Edwin L Yochum by Marisa Scoville attorney-in-fact
Edwin L. Yochum
By: Marisa Scoville, attorney-in-fact

Marisa Scoville
Marisa Yochum NKA Marisa Scoville

David Scoville

STATE OF North Carolina)
COUNTY OF Wake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marisa Yochum NKA Marisa Scoville,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Jane C. Yochum and Edwin L. Yochum,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of August, 2015.

Notary Public

My Commission Expires: 02/16/2020

JOHN PASQUINELLI, JR NOTARY PUBLIC WAKE COUNTY, NC

STATE OF North Carolina)
COUNTY OF Wake)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Scoville, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of August 2015.

Notary Public

My Commission Expires: 02/16/2020

JOHN PASQUINELLI, JR NOTARY PUBLIC WAKE COUNTY, NC

True Copy Certification

I, Dora Mobley, 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 Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY