BILL GARRETT, Davidson County
Trans:T20150076908 DEEDWARR
Recvd: 09/10/15 08:56 2 pgs
Fees:13.00 Taxes:599.40
20150910-0091816

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$162,000.00**.

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Marsha Williams	NEW OWNER	**Map 141-06-0-D Parcel 135-00co**
3365 Harpeth Springs Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Helen V. Batten, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marsha Williams

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 Unit No. 135, on the Plan of Riverbridge Community, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Townhomes of Riverbridge, a horizontal property regime established by Declarations of record in Instrument No. 20030205-0016032, said Register's Office.

Being the same property conveyed to Helen V. Batten, a single woman, by Deed dated December 30, 2009 from Amanda R. Austin, a single woman, of record in Instrument No. 20100104-0000105, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: 1) The Plan of record as shown in Instrument No. 20030213-0019999, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of Townhomes of RiverBridge, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20030205-0016032, Register's Office for Davidson County, Tennessee. 3) By-Laws of Townhomes of RiverBridge Homeowners' Association, Inc. of record in Instrument No. 20030218-0020987, Register's Office for Davidson County, Tennessee. 4) Charter of The Townhomes of RiverBridge Homeowners' Association, Inc., of record in Instrument No. 20030218-0020986, said Register's Office. 5) Conveyance of common area to The Townhomes of RiverBrdige Homeowners' Association, Inc., of record in Instrument No. 20030303-0027398, said Register's Office. 6) Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in Book 1298, Page 244, Register's Office for Davidson County, Tennessee. 7) Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District as set forth in Instrument of record in Book 7601, Page 415, said Register's Office. 8) Easement for flow of the waters of the Harpeth Rivers and the rights of the public therein. 9) Stormwater Detention Agreement of record in Instrument No. 20021217-0155374, said Register's Office. 10)Easement for ingress and egress to cemetary retained in the deed of record in Instrument No. 20020912-0110994, said Register's Office. 11) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **3365 Harpeth Springs 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 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 my/our hand(s) this **18th** day of **August, 2015.**

Helen V. Batten

Helen V. Batten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Helen V. Batten,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **August, 2015.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17