(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150080307 DEEDWARR
Recvd: 09/21/15 15:00 2 pgs
Fees:13.00 Taxes:592.00
20150921-0095872

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**

Affiant

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

Notary Public

My commission expires: 7-20-2017
(AFFIX SEAL)

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Melanie Hose	Pinnacle Bank	**Map 141-06-0-D Parcel 127-00co**
3251 Harpeth Springs Drive	150 3rd Ave S. #900	
Nashville, TN 37221	Nashville, TN 3720	

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,

Cory D. Batten, unmarried

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

Melanie Hose, a single 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:

Land in Davidson County, Tennessee, being Unit No. 127 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cory D. Batten, unmarried, by Deed dated June 19, 2007 from Kendall L. Pop fka Kendall L. Owens and husband, Radu Pop, of record in Instrument No. 20070621-0074314, 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 and amended in Instrument No. 20050520-0056889, 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 Riverbridge 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 Instrument of record in Book 1298, Page 244, said Register's Office. (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 cemetery retained in the deed of record in Instrument No. 20020912-0110994, said Register's Office. (11) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104692, said Register's Office. (12) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_X___) Unimproved (____) property, known as **3251 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 **September, 2015.**

Cory D. Batten

Cory D. Batten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Cory D. 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 he/she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

D
Return to.

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067