BILL GARRETT, Davidson County
Trans:T20150099454 DEEDWARR
Recvd: 11/23/15 12:36 2 pgs
Fees:13.00 Taxes:610.50
20151123-0118569

ADDRESS NEW OWNER:
Charmaine Todaro
3293 Harpeth Springs Drive
Nashville, TN 37221

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
141-6-D-85.00

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Shannyn L. Garcia, FKA Shannyn L. Harris, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Charmaine Todaro, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 85 on the plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed Shannyn L. Harris, unmarried, from Roxanne K. Vernon, now known as Roxanne V. Morris and husband, Kenneth A. Morris, by Warranty Deed recorded on July 24, 2008, in Instrument No. 20080724-0075694, Register's Office for Davidson County, Tennessee. Shannyn L. Harris is now known as and is one and the same person as Shannyn L. Garcia.

This is property with a common address of **3293 Harpeth Springs Drive, Nashville, TN 37221**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20030205-0016032 and 20050520-0056889, said Register's Office.(4) By-Laws in in Instrument No. 20030218-0020987 and 20030218-0020999, said Register's Office.(5) Declaration of Restrictive Covennats for Riverbridge in Instrument No. 20030205-0016044 and 20030303-0027396, said Register's Office.(6) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Riverbridge Community, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(7) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.(8) Deed of common areas to HOA of record in Instrument No. 20030303-0027398, said Register's Office.(9) Easement for ingress and egress to cemetery of record in Instrument No. 20020912-0220994, said Register's Office.(10) Easements and rights granted to railroad in Book 1298, Page 244, said Register's Office.(11) Easement for public utilities granted to Harpeth Valley Utility District in Book 7601, Page 415, said Register's Office.(12) Boundary Plat to Riverbridge Development in Instrument No. 20020709-0082561, said Register's Office.(13) Stormwater Detention Agreement in Instrument No. 20021217-0155374, said Register's Office.(14) Easement for Right of Way to Comcast Nashville, I, LLC, of recordin Instrument No. 20121114-0104692, said Register's Office.

Grantor warrants that the subject property has never been used as the marital residence and is not subject to any

SLG

marital interests therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of November, 2015.

X Shannyn L. Garcia FKA Shannyn L. Harris

Shannyn L. Garcia FKA Shannyn L. Harris

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Shannyn L. Garcia FKA Shannyn L. Harris, married,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **20th** day of **November 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1511-270

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $165,000.00.

X Shannyn L. Garcia
Affiant

Subscribed and sworn before me this 20th day of November, 2015.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017