WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160010897 DEEDQC
Recvd: 02/09/16 10:11 2 pgs
Fees: 13.00 Taxes: 592.00
20160209-0012392

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 ME ON THE 5TH DAY OF FEBRUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-20-18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1665B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Muzette B. Fiander	F+M Bank	141-06-0D-077.00-CO
3277 Harpeth Springs Dr	50 Franklin St	
Nashville, TN 37211	Clarksville TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BELENA J. WHITTINGTON, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MUZETTE B. FIANDER, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 77 on the Plan of Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Property address being provided for informational purposes only.

Being the same property conveyed to Leon D. Hatch, III, unmarried by Warranty deed from Brandon S. Meacham and Brandi O. Meacham of record in Instrument No. 20080609-0058940 Register's Office for Davidson County, Tennessee, dated June 6, 2008 and recorded on June 09, 2008.

Being the same property conveyed to Belena J. Whittington, a single person by Warranty deed from Leon D. Hatch, III, married of record in Instrument No. 20140402-0027293 Register's Office for Davidson County, Tennessee, dated March 21, 2014 and recorded on April 02, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.

Boundary Plan of record in Instrument No. 20020709-0082561, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016044, Instrument No. 20030303-0027396, Instrument No. 20030806-1111893, Instrument No. 20090317-0023975 and Instrument No. ~~20100330-0023630~~ 20100330000 23630, Register's Office for Davidson County, Tennessee.

By-Laws of Riverbridge Community of record in Instrument No. 20030218-00202999, in the Register's Office for Davidson County, Tennessee.

Charter of Riverbridge Community Homeowners Association of record in Instrument No. 20030218-0020998, in the Register's Office for Davidson County, Tennessee.

Quit Claim Deed for common areas to Riverbridge Community Homeowner's Association of record in Instrument No. 20030303-0027395, Instrument No. 20030303-0027398, as amended in Instrument No. 20030806-0111892, Instrument No. 20090317-0023974 and Instrument No. 20100330-0023631, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument

No. 20030205-0016032, amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.

By-Laws of The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020987, in the Register's Office for Davidson County, Tennessee.

Charter for The Townhomes of Riverbridge Homeowners Association, Inc., of record in Instrument No. 20030218-0020986, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104692, in the Register's Office for Davidson County, Tennessee.

Easements to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20021217-0155374, in the Register's Office for Davidson County, Tennessee.

Easements to Harpeth Valley Utility District of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee.

Easement of record in Instrument No. 20020912-0110994, in the Register's Office for Davidson County, Tennessee.

Easements to Nashville, Chattanooga and St. Louis Railway of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee.

Stormwater Easement of record in Instrument No. 20021217-0155374, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20140402-0027293 in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 3277 Harpeth Springs Dr, Nashville, TN 37211

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 in 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 hand on the 5th day of February, 2016.

Belena J. Whittington

Belena J. Whittington

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BELENA J. WHITTINGTON, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of February, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1665B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027