WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160016325 DEEDWARR
Recvd: 02/29/16 12:02 2 pgs
Fees:13.00 Taxes:614.39
20160229-0018913

Julie Hamilton
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,050.00

Julie Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 9.3.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Lynn Roman	Same as New Owner	141-06-087.00
(NAME)	(NAME)	
3297 Harpeth Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Angela M. Adams, a/k/a Angela M. Wakefield, a single person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jennifer Lynn Roman, unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 87, on the Plan of Riverbridge Community, of record in 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.

Being the same property conveyed to Angela M. Wakefield, a single woman by Warranty Deed dated 08/29/2008 from Joshua A. Cooper and wife, Melanie F. Cooper of record in Instrument 200809190095826, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 200207090082561, Instrument 200302130019999; (2) Declaration of Covenants, Conditions and Restrictions for The Townhomes of Riverbridge of record in Instrument 200302050016032, as amended of record in Instrument 200505200056889; (3) By-Laws of record in Instrument 200302180020987; (4) Easement of record in Book 1298, Page 244; (5) Agreement for Dedication of Public Utilities Easement Easement of record in Book 7601, Page 415; (6) Stormwater Detention Agreement Easement of record in Instrument 200212170155374; (7) Charter of The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument 200302180020986; (8) Quitclaim Deed of record in Instrument 200303030027398, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3297 Harpeth Springs Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 this 25th day of February, 2016.

Angela Wakefield aka Angela Adams
Angela M. Adams, a/k/a Angela M. Wakefield

State of Tennessee
County of Williamson

Personally appeared before me Angela M. Adams, a/k/a Angela M. Wakefield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of February, 2016.

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/10/2018

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206