STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $166,000.00.

Lori D. Cross
Affiant

Subscribed and sworn to before me, this 14th day of March, 2016.

Michelle W Locke
Notary Public

My commission expires: 10/2/17

(Notary Stamp)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF MICHELLE W. LOCKE

BILL GARRETT, Davidson County
Trans:T20160021270 DEEDWARR
Recvd: 03/15/16 14:33 2 pgs
Fees:13.00 Taxes:614.20
20160315-0024631

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Nathan T. Biondi and Susan T. Biondi	new owner	141-06-0D-043.00-CO
3087 Harpeth Springs Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Lori D. Cross, married (formerly known as Lori D. Vance), and Linda Vance, married

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Nathan T. Biondi and Susan T. Biondi, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number 43 on the plan of Horizontal Property Regime, Private Element Plat, Riverbridge Community, a Planned Unit Development, of record as Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Lori D. Vance, unmarried, and Linda Vance, married, by Warranty deed from Ryan S. Reid and wife, Cassie Crenshaw Reid of record in Instrument No. 20080828-0088529 Register's Office for Davidson County, Tennessee, dated August 28, 2008 and recorded on August 28, 2008.

Subject property **is not** the principal residence of Linda Vance.

This is improved property known as **3087 Harpeth Springs Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Subject to all matters shown on the Plan of record as Instrument No. 20030213-0019999, RODC, TN.
3. Restrictions of record in Instrument No. 20030205-0016032, amended in Instrument No. 20050520-0056889, RODC, TN.
4. HOA Charter of record in Instrument No. 20030218-0020986, RODC, TN.
5. Dedication of Common Area of record in Instrument No. 20030303-0027398, RODC, TN.
6. By-Laws of record in Instrument No. 20030218-0020987, RODC, TN.
7. All matters shown on Boundary Plan in Instrument No. 20020709-0082561, RODC, TN.
8. Easements for rights granted to Nashville Chattanooga & St. Louis Railway of record in Book 1298, Page 244; easements for Harpeth Valley Utility District for Williamson and Davidson Counties of record in Book 7601, Page 415; easements for Storm Water Detention Agreement of record in Instrument No. 20021217-0155374 and Instrument No. 20031106-013291; Grant of Easement of record in Instrument No. 20121114-0104692; all RODC, TN.
9. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
10. Subject to rights of others in and to the common areas and/or elements.
11. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 14th day of March, 2016.

Lori D. Cross

Linda Vance

William Cross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lori D. Cross, William Cross and Linda Vance, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of March, 2016.

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE MICHELLE W. LOCKE

Notary Public

My Commission Expires: 10/2/17

SolomonParks File No. 5016057

SP 11/2015