Davidson County	DEEDWARR
Recvd: 03/23/16 08:45	2 pgs
Fees:13.00 Taxes:597.55	
20160323-0027327	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

Y-VRES-16-3385-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
160911 Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelle Anne Vinci	Regions Bank	
(NAME)	(NAME)	**141-06-0D-145.00-CO**
3385 Harpeth Springs Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2392	Birmingham AL 35244	
(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 consideration, the receipt of which is hereby acknowledged, **M. ELIZABETH HUNT, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELLE ANNE VINCI, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 145, Riverbridge Community, a Planned Unit Development, a plat of which is of record in Instrument No. 20030213-0019999, Register's Office for Davison County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to M. Elizabeth Hunt by Warranty deed from Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation of record in Instrument No. 20041206-0144661 Register's Office for Davidson County, Tennessee, dated December 01, 2004 and recorded on December 06, 2004.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record as Instrument Number 20030213-0019999, Register's Office of Davidson County, Tennessee.
- Boundary Plan of record in Instrument Number 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 Number 20030205-0016044, Instrument No. 20030303-0027396, Instrument No. 20030806-1111893, Instrument No. 20090317-0023975 and Instrument No. 201003320-0023630, Register's Office for Davidson County, Tennessee.
- By-Laws of Riverbridge Community of record in Instrument Number 20030218-00202999, in the Register's Office for DavidsonCounty, Tennessee.
- Charter of Riverbridge Community Homeowners Association of record in Instrument Number 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 Number 20030303-0027395, 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 Number 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 Number 20030218-0020987, in the Register's Office for Davidson County, Tennessee.
- Charter for The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030218-0020986, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 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 Number 20021217-0155373, 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 Number 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.
• Common Elements, Open Space conveyance to The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030303-0027398, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 20021217-0155374, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3385 Harpeth Springs Drive , Nashville, Tennessee 37221-2392**.

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 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 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 the 21ST DAY OF MARCH, 2016.

M. Elizabeth Hunt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. ELIZABETH HUNT, the within named bargainor, 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, this the 21st of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018