This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P16-0200-D

BILL GARRETT, Davidson County
Trans:T20160033602 DEEDWARR
Recvd: 04/25/16 09:56 2 pgs
Fees:13.00 Taxes:595.70
20160425-0039744

WARRANTY DEED

Address of New Owners:
Mr. Brian Drukenbrod
3373 Harpeth Springs Drive
Nashville, TN 37221

Send Tax Bills To:
Provident Funding
3390 Peachtree Rd NE # 300
Atlanta, GA 30326

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,
Laura Jane Roberts, married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Brian Drukenbrod, a single man

hereinafter called the Grantees, 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. 139 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 to Laura Jane Roberts, married by deed from Andrew Brooks, unmarried, dated November 27, 2007 and of record in Instrument No. 20071129-0138537, in the Register's Office of Davidson County, Tennessee.

This property is subject to Restrictions and By-Laws of record in Instrument No. 20030205-0016044 and as amended in Instrument No. 20030218-0020999; 20030303-0027396 and 20030806-0111893, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters of record in Instrument No. 20020709-0082561 and Instrument No. 20030213-0019999, in the Register's Office of Davidson County, Tennessee.

This property is subject to the terms and conditions of the Charter of the Riverbridge Homeowners Association, of record in Instrument No. 20030218-0020998, in the Register's Office of Davidson County, Tennessee.

This property is subject to a Stormwater Detention Agreement of record in Instrument No. 20021217-0155374, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 3373 Harpeth Springs Drive, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2016 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with 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 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 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.

Ned Tenekedjiev, spouse of Laura Jane Roberts, joins in this conveyance for the purpose of conveying all right, title, and interest he may have in the above described property.

Witness our hands this the 21st day of April, 2016.

Laura Jane Roberts

Ned Tenekedjiev

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura Jane Roberts, married, joined by spouse Ned Tenekedjiev, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of April, 2016.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/19/18

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $161,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2016.

Notary Public

CISSY J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 11-21-2017

My Commission Expires:

Parcel: 141060D13900CO

Mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067