G# 28379-3
Box # 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160038706 DEEDWARR
Recvd: 05/10/16 09:18 2 pgs
Fees:13.00 Taxes:843.60
20160510-0046131

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$228,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2016.

Notary Public

My commission expires: 07-03-2017
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Troy Fisher	**"New Owner"**	**Map 141-06-0c Parcel 123-00-co**
3529 Harpeth Springs Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Catherine Carrick, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Troy Fisher, a single person and Lindsey Fisher, a single person, joint tenants with right of survivorship

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 Lot No. 116 , on the Final Plat of Riverbridge, Phase 2, Section 1, a Planned Unit Development , of record in Instrument No. 20090205-0009854 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to Catherine Carrick, a single person , by Deed from Beazer Homes Corp, a Tennessee corporation, dated July 29, 2009 of record in Instrument No. 20090730-0071241, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1) All matters show on the Plan of record in Instrument No. 20090205-0009854, said Register's Office;
2) Declaration of Restrictive Covenants of Riverbridge, of record in Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396 and Supplemental for Phase 2, Section 1, of record in Instrument No. 20090317-0023975, Register's Office for Davidson County, Tennessee;
3) By-Laws of Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee;
4) Charter of Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030218-0020998, Register's Office for Davidson County, Tennessee;
5) Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in Instrument of record in Book 1298, Page 244, Register's Office for Davidson County, Tennessee;
6) Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District as set forth in instrument of record in Book 7601, Page 415, Register's Office for Davidson County, Tennessee;
7) Easement for flow of the waters of the Harpeth Rivers and the rights of public therein;
8) Storm Water Detention Agreement of record in Instrument No. 20021217-0155374 and in Instrument No. 20031106-0163291, Register's Office for Davidson County, Tennessee;
8) Easement for ingress and egress to cemetery retained in the deed of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee;
9) Agreement for Dedication of Easement for Public Utilities, of record in Instrument No. 20080905-0091117, Register's Office for Davidson County, Tennessee;
10) Deed of by and between CSX Transportation, Inc., and Beazer Homes Corp., of record in Instrument No. 20090508-0042536, Register's Office for Davidson County, Tennessee;
11) Conveyance of common area to Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20090317-0023974, Register's Office for Davidson County, Tennessee;
12) Access Agreement for Maintenance of Sanitary Sewer Service, of record in Instrument No. 20090508-0042482, Register's Office for Davidson County, Tennessee; (Lot 105 only)
13) Taxes for 2016, a lien, not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is Improved (_X___) Unimproved (____) property, known as **3529 Harpeth Springs Drive, Nashville, TN 37221**

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 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.

Witness my/our hand(s) this **9th** day of **May, 2016.**

Catherine Carrick

Catherine Carrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Catherine Carrick,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **May, 2016.**

Notary Public

My Commission Expires: 07.03.2017

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017