WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/24/16 08:12 3 pgs
Fees:18.00 Taxes:613.46
20160624-0064394

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $165,800.00.

Affiant

Subscribed and sworn to before me this 23 day of June, 2016

Notary Public

My Commission expires: 11-6-17 (Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christopher Pedicini	New Owner	141-06-0D-046.00
3015 Lockwood Ridge Lane		
Franklin, TN 37064	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rene D. Finley n/k/a Rene D. Richardson and Cheryl D. Finley n/k/a Cheryl D. Poole,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher Pedicini and Allynde Pedicini,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 46 on the Plan of Riverbridge Community, A Planned Unit Development of record in Instrument Number 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 Rene D. Finley, an unmarried woman and Cheryl D. Finley, an unmarried woman, as Tenants-in-Common with right of survivorship from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation by Warranty Deed on January 21, 2004, of record in Instrument Number 20040130-0011454, Register's Office for Davidson County, Tennessee. Neither of the Grantors ever resided in this property as a martial residence.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20030205-0016044; as amended in Instrument No. 20030303-0027396, Instrument No. 20030806-0111893, and Instrument No 20100330-0023630, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Riverbridge Community Homeowner's Association, Inc., of record in Instrument No. 200303030027395, and Instrument No. 20030303-0027398, Register's Office for Davidson County, Tennessee.
- Charter of Riverbridge Community Homeowner's Association, Inc., of record in Instrument No. 20030218-0020998, Register's Office for Davidson County, Tennessee.
- By-Laws of Riverbridge Community Homeowner's Association, Inc., of record in Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee.
- Easement 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 said County; 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 said County; Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, Register's Office for said County; Ingress and Egress Easement as required to access cemetery of record in Instrument No. 20020912-0110994, Register's Office for said County; Subject to rights of others in and to existing cemetery; Subject to Boundary Plat of record in Instrument No. 20020709-0082561, Register's Office for said County; Easement for the flow of waters of the Harpeth River and the rights of the public therein; Rights of the upper and lower riparian owners to the flow of the waters of the

Harpeth River; Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the waters of the Harpeth River.

- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **3093 Harpeth Springs Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 23, 2016.

Rene D Richardson by Joyce Krech as atty in fact.

Rene D. Richardson by Joyce Krech as attorney in fact

Cheryl D Richardson by Joyce Krech as atty in fact

Cheryl D. Poole by Joyce Krech as attorney in fact

STATE OF TENNESSEE COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Joyce Krech, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Rene D. Richardson, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Rene D. Richardson, the bargainor(s), by the said Joyce Krech, as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of June, 2016.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Joyce Krech, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Cheryl D. Poole, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Cheryl D. Poole, the bargainor(s), by the said Joyce Krech, as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of June, 2016.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE