G-28404-5

Box-14

WARRANTY DEED

STEPHANIE MCPEAK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$174,900.00**

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2016.

Notary Public

My commission expires: 1-11-17

(AFFIX SEAL)

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
Anna King	Fifth Third Mortgage	141-06-0D-029.00-CO
3859 Harpeth Springs Dr	5001 Kingsley Dr.	Davidson County DEEDWARR Recvd: 07/08/16 09:22 3 pgs Fees:18.00 Taxes:647.13 20160708-0069899
Nashville, TN 37211	Cincinnati, OH 45227	

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,

Lindsey Fisher, an unmarried woman

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

Anna King, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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. 29 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Lindsey Fisher, an unmarried woman by Warranty Deed from Angela Keith, an unmarried woman, of record in Instrument No. 20120327-0025808, Register's Office for Davidson County, Tennessee.

THE conveyance subject to the following: (1) The Plan of record in Instrument No. 20030213-0019999, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Restrictive Covenants of Riverbridge, of record in Instrument No. 20030205-0016032, amended in Instrument No. 20030218-0020987, Instrument No. 20030205-0016044, Instrument No. 20030218-0020999, and in Instrument No. 20030303-0027396, Register's Office for Davidson County, Tennessee.

(3) By-Laws of Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030218-0020987 and amended in Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee.

(4) Charter of The Townhomes of Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030218-0020986, 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, Register's Office for Davidson County, Tennessee.

(9) 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.

(10) Conveyance of common area to Riverbridge Homeowners' Association, Inc., of record in Instrument No. 20030303-0027395, Register's Office for Davidson County, Tennessee.

(11) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years not yet due and payable.

This is improved property, known as **3059 Harpeth Springs Dr, Nashville, TN 37211**

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 that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 **6th** day of **July, 2016.**

Lindsey Fisher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lindsey Fisher,** 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 **6th** day of **July, 2016.**

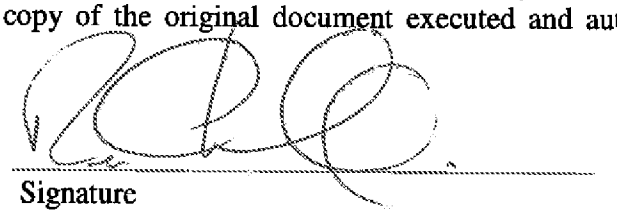
Notary Public

CLINTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2017

My Commission Expires:

True Copy Certification

I, Rex Chamberlain, 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.

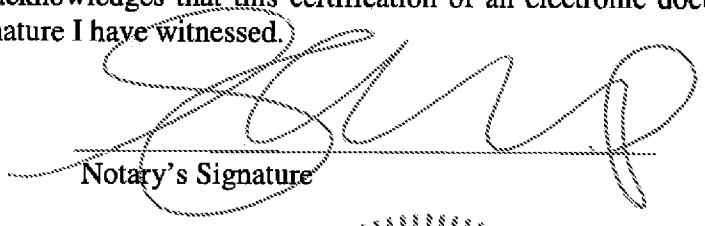


Signature

State of Tennessee

County of Williamson

Personally appeared before me, Stephanie McPeake, a notary public for this county and state, Rex Chamberlain, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: January 11, 2017

