BILL GARRETT, Davidson County
Trans:T20160066279 DEEDWARR
Recvd: 08/02/16 10:17 2 pgs
Fees:13.00 Taxes:636.40
20160802-0079550

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|---|---|
| SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019<br>(Notary Stamp) | STATE OF TENNESSE<br>COUNTY OF Davidson<br>The actual consideration or value, whichever is greater, for this transfer is $172,000.00.<br>Affiant<br>Subscribed and sworn to before me, this 29th day of July, 2016.<br>Notary Public<br>My commission expires: 5-6-19 |

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| David Macias and Pamela Macias | SWBC mortgage | 141-06-0D-061.00-CO |
| 3125 Harpeth Springs Drive | PO Box 11733 | |
| Nashville, TN 37221-2390 | Newark, NJ 07101 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE**,

**Curtis A. Thorne and Jamie A. Thorne, husband and wife**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**David Macias and Pamela Macias**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 61 on the Plan of Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999 (also known as Townhomes of Riverbridge, a Horizontal Property Regime With Private Elements as established in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20030205-00116032, as amended in 200505200056889), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chris A. Thorne and Jamie A. Thorne, husband and wife by Warranty deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20040713-0083265 Register's Office for Davidson County, Tennessee, dated June 28, 2004 and recorded on July 31, 2004. Being also known as 3125 Harpeth Springs Drive Nashville, Tennessee 37221.

**This is improved property known as 3125 Harpeth Springs Drive, Nashville, TN 37221-2390.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of July, 2016.

Curtis A. Thorne

Jamie A. Thorne

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Curtis A. Thorne and Jamie A. Thorne, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28 day of July, 2016.

Notary Public
My Commission Expires: 7-8-2020

ANGEL GUEVARA
Notary Public, State of Texas
Comm. Expires 07-08-2020
Notary ID 130731403

SolomonParks File No. 316252