PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160071227 DEEDWARR
Recvd: 08/16/16 14:52 2 pgs
Fees:13.00 Taxes:1135.90
20160816-0085492

W & I Ref: (RF) Title No.: 58496
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Adam J. Rothberg 1213 Harpeth Lake Court Nashville, TN 37221	Finworth Mortgage, LLC, an InsBank Company 2106 Crestmoor Rd. Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 142130B21100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$307,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth A. Little, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adam J. Rothberg, unmarried**, hereinafter called the **Grantee**, Grantee's 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 Lot No. 205 on the Plan of Riverside Phase 5B of record in Instrument No. 20030212-0019415, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth A. Little, a single woman by Warranty Deed from Carl W. Emerson and Amy H. Emerson, husband and wife, dated May 29, 2012 and recorded on June 4, 2012 of record in Instrument No. 20120604-0048452, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, of record in Instrument No. 20030212-0019415, said Register's Office, which Plan shows a designated building site, and a 10 easement for public utility and drainage purposes along the rear line of said lot. And a portion of said lot lying within a 100 year flood plain. The Declaration of Covenants, Conditions and Restrictions of record in Book 7185, page 619, Book 7405, page 780, Book 11063, page 996, Instrument No. 20040419-0044162, Instrument No. 20091124-0108147 and Instrument No. 20091204-011306, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Agreement for grant of easement for conservation greenway by Riverside Homeowners Association, Inc. to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20041019-0125877, said Register's Office.

This is improved property, known as 1213 Harpeth Lake Court, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of August, 2016.

Elizabeth A. Little

Elizabeth A. Little

State of Tennessee

County of Davidson

On this 12th day of August, 2016, before me the undersigned authority, personally appeared Elizabeth A. Little, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $307,000.00.

Deborah A. Rekick

Affiant

Sworn and subscribed before me this 15th day of August, 2016.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018