Return to: Bridgehouse Title

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $157,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8402 PEARSON JV L

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
James David Pearson	James David Pearson	141-06-0-D-001.00 CO
4094 Hillsboro Pike, Suite 203	4094 Hillsboro Pike, Suite 203	
Nashville, TN 37215	Nashville TN 37215	

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

MELISSA SWINDLE, UNMARRIED

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

JAMES DAVID PEARSON, UNMARRIED

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 Unit 1, RIVERBRIDGE COMMUNITY, as shown on plat of record in Instrument No. 20030213-0019999, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Melissa Swindle, unmarried by Warranty Deed from Charles Howorth, III, an unmarried man, recorded on the 5th day of September, 2007 in Instrument No. 20070905-0106258, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, as recorded in Instrument Nos. 20030213-0019999 and 20020709-0082561 (PUD BOUNDARY PLAT), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20030205-0016032, 20030205-0016044, 20030303-0027396, 20030806-0111893 and 20050520-0056889, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Terms and provisions of by-Laws recorded in Instrument Nos. 20030218-0020987 and 20030218-0020999.

6. Charter of Home Owners Association recorded at Instrument Nos. 20030218-0020986 and 20030218-0020998.

7. Easement for Telecommunications, recorded in Instrument No. 20140114-0003778.

BILL GARRETT, Davidson County
Trans:T20160078238 DEEDWARR
Recvd: 09/07/16 10:31 2 pgs
Fees:13.00 Taxes:582.75
20160907-0093846

8. Easement for Broadband Communications, recorded in Instrument No. 20121114-0104692.

9. Easement for Right Of Way for Railroad, recorded in Instrument No. 20081208-0118318.

10. Easement for the flow of the waters of the Harpeth River, and the rights of the public therein.

11. Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof. Right of Way Plat for Railroad recorded at Instrument No. 20081208-0118318.

12. Stormwater Detention Agreement recorded at Instrument No. 20021217-0155374.

13. Conveyance for Common Elements, Open Space & Common Areas recorded at Instrument Nos. 20030213-0019997, 20030303-0027395, 20030303-0027398, 20030806-0111892 and 20090317-0023974.

This is improved property known as 3001 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 in 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 hand on the 31st day of August, 2016.

Melissa Swindle

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MELISSA SWINDLE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 31st day of August, 2016.

Notary Public

My Commission Expires:

