Davidson County DEEDWARR
Recvd: 09/09/16 13:52 5 pgs
Fees:28.00 Taxes:632.70
20160909-0095179

33192

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33192-08-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $171,000.00 Affiant Subscribed and sworn to before me this 8th day of September, 2016 Notary Public My Commission Expires:

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Barbara Sturgeon 3071 Harpeth Springs Drive Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 141 06 0 D 035 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristen Janelle Jones, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Sturgeon and Barbara Sturgeon, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3071 Harpeth Springs Drive, Nashville, TN 37221

This property is not now nor has it ever been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of September, 2016.

Kristen Janelle Jones

STATE OF CALIFORNIA, COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kristen Janelle Jones**, 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, at office, this _____ day of September, 2016.

_____
Notary Public

My Commission Expires:

PLEASE SEE ATTACHED
NOTARY CERTIFICATE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda)

On 9 /8 /2016 before me, Amanpreet Kaur , Notary Public
(insert name and title of the officer)

personally appeared Kristen Janelle Jones,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AMANPREET KAUR
COMM. #2058824
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
Commission Expires Feb 22, 2018

Signature _____ (Seal)

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 35 on the Plan of Riverbridge Community, as of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kristen Janelle Jones by deed dated July 28, 2006 from Amanda Parmenter, unmarried of record in Instrument No. 20060804-0095756, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 141 06 0 D 035 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration for Townhomes of RiverBridge, of record in Instrument No. 20030205-0016032 amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. By-Laws of Townhomes of RiverBridge Homeowners Association, Inc., of record in Instrument No. 20030218-0020987, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to Townhomes of RiverBridge Homeowners Association, Inc. of record in Instrument No. 20030303-0027398, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Boundary Plan of record as Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.
8. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7601, page 415, Register's Office for Davidson County, Tennessee.
9. Easement for right of way of all roads and the Nashville Chattanooga and St. Louis Railroad of record in Book 1298, page 244, Register's Office for Davidson County, Tennessee.
10. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20121114-0104692, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

