WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160080931 DEEDWARR
Recvd: 09/15/16 12:43 2 pgs
Fees:13.00 Taxes:621.60
20160915-0097105

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$168,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of Sept, 2016

Notary Public
My Commission expires: 1-8-19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Laura L. Jean	NEW OWNER	141-06-0D-109.00CO
3341 Harpeth Springs Drive		
Nashville, TN 37221		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Timothy N. Smith and Christine T. Smith, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Laura L. Jean, an unmarried person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 109 of Riverbridge Community Townhomes as shown on the Plan of record in Instrument Number 20030213-0019999, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Timothy N. Smith and Christine T. Smith, husband and wife from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation by Warranty Deed on August 31, 2004, of record in Instrument Number 20040902-0106421, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Riverbridge Community Homeowner's Association, Inc., of record in Instrument No. 200303030027395, and Instrument No. 20030303-0027398, Register's Office for Davidson County, Tennessee.
- Charter of Riverbridge Community Homeowner's Association, Inc., of record in Instrument No. 20030218-0020998, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20030205-0016044; as amended in Instrument No. 20030303-0027396, Instrument No. 20030806-0111893, and Instrument No 20100330-0023630, Register's Office for Davidson County, Tennessee.
- By-Laws of Riverbridge Community Homeowner's Association, Inc., of record in Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee.
- Easement 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 said County; 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 said County; Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee; Ingress and Egress Easement as required to access cemetery of record in Instrument No. 20020912-0110994, Register's Office for said County; Subject to rights of others in and to existing cemetery; Subject to Boundary Plat of record in Instrument No. 20020709-0082561, Register's Office for said County; Easement for the flow of waters of the Harpeth River and the rights of the public therein; Rights of the upper and lower riparian owners to the flow of the waters of the Harpeth River; Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the waters of the Harpeth River.

- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements;

This is improved property known as: **3341 Harpeth Springs Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 13, 2016.

Timothy N. Smith by Joyce Krech as Atty in Fact

Timothy N. Smith by Joyce Krech as Attorney in Fact

Christine T. Smith by Patricia Jean Toth as Atty in Fact

Christine T. Smith by Patricia Jean Toth as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Joyce Krech, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Timothy N. Smith, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Timothy N. Smith, the grantor, by the said Joyce Krech as Attorney in Fact.

WITNESS my hand and seal, this 13th day of September, 2016.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Patricia Jean Toth, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Christine T. Smith, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Christine T. Smith, the grantor, by the said Patricia Jean Toth as Attorney in Fact.

WITNESS my hand and seal, this 13th day of September, 2016.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY