# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/17 08:41 3 pgs
Fees:18.00 Taxes:643.80
**20170228-0019574**

O-KR-17-3127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-6-2017
(AFFIX SEAL)

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Andrew Fromm and Julia B. Fromm** | Pinnacle Bank | |
| (NAME) | (NAME) | |
| **3127 Harpeth Springs Drive** | 150 3rd Avenue South, Suite 900 | **141-06-0D-062.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | Nashville, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAROLD CLAYTON HAMM, II AND AMY MAGOUIRK HAMM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW FROMM AND JULIA B. FROMM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Horizontal Property Regime Private Element Plat Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, 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 Harold Clayton Hamm, II and Amy Magouirk Hamm, husband and wife by Warranty deed from Jennifer L. Birchmore, n/k/a Jennifer B. Glore, a married woman of record in Instrument No. 20160517-0049318 Register's Office for Davidson County, Tennessee, dated May 10, 2016 and recorded on May 17, 2016.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20030213-0019999, Register's Office of Davidson County, Tennessee;
- Boundary Plan of record in Instrument No. 20020709-0082561, in the Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016044, Instrument No. 20030303-0027396, Instrument No. 20030806-0111893, Register's Office for Davidson County, Tennessee;
- By-Laws of Riverbridge Community of record in Instrument Number 20030218-0020999, in the Register's Office for DavidsonCounty, Tennessee;
- Charter of Riverbridge Community Homeowners Association of record in Instrument Number 20030218-0020998, in the Register's Office for DavidsonCounty, Tennessee;
- Quit Claim Deed for common areas to Riverbridge Community Homeowner's Association of record in Instrument No. 20030303-0027398, in the Register's Office for DavidsonCounty, Tennessee;

- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016032, amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee;
- By-Laws of The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030218-0020987, in the Register's Office for DavidsonCounty, Tennessee;
- Charter for The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030218-0020986, in the Register's Office for DavidsonCounty, Tennessee;
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20121114-0104692, in the Register's Office for DavidsonCounty, Tennessee;
- Easements to Metropolitan Government of Nashville and Davidson County, Tennessee of record in

Instrument Number 20021217-0155373, in the Register's Office for DavidsonCounty, Tennessee;
• Easements to Harpeth Valley Utility District of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee;
• Easement of record in Instrument Number 20020912-0110994, in the Register's Office for DavidsonCounty, Tennessee;
• Easements to Nashville, Chattanooga and St. Louis Railway of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee;
• Stormwater Easement of record in Instrument Number 20021217-0155374, in the Register's Office for DavidsonCounty, Tennessee;
• Subject to rights of others in and to the common areas and/or elements;
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3127 Harpeth Springs Drive , Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 27th DAY OF FEBRUARY, 2017.

Harold Clayton Hamm, II

Amy Magouirk Hamm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD CLAYTON HAMM, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

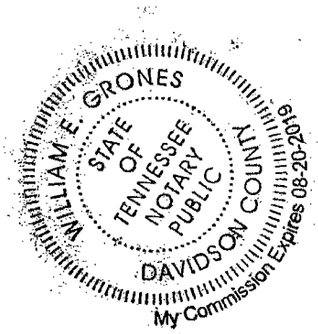



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY MAGOUIRK HAMM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017