Davidson County	DEEDWARR
Recvd: 03/22/17 10:07	2 pgs
Fees:13.00 Taxes:954.60	
20170322-0027882	

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

FAN-171193
R-WG-17-3024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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)
Brett A. Baier and Jane E. Campbell	New Owner	
(NAME)	(NAME)	**141-06-0C-041.00-CO**
3024 Harpeth Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **KENNETH SALLENG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRETT A. BAIER AND JANE E. CAMPBELL, 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. 35 on the Plan of Riverbridge Community, Phase 1A, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019997, 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 Kenneth Salleng, an unmarried man by Warranty deed from Sirva Relocation, LLC, a Limited Liability Company of record in Instrument No. 20060829-0106633 Register's Office for Davidson County, Tennessee, dated August 25, 2006 and recorded on August 29, 2006.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20030213-0019997, Register's Office of Davidson County, Tennessee.
- All matters as set forth on the P.U.D. Boundary Plat of record in Instrument Number 20020709-0082561, said Register's Office.
- Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016044, amended in Instrument Number 20030806-0111893, Instrument Number 20030303-0027396, Instrument Number 20090317-0023975 and Instrument Number 20100330-0023630, Register's Office for Davidson County, Tennessee.
- By-Laws of Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030218-0020999, in the Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Riverbridge Homeowners Association, Inc., of record in Instrument Number 20030218-0020998, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common area of record in Instrument Number 20030303-0027395, in the Register's Office for DavidsonCounty, Tennessee.
- Dedication of Common Area to Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030806-0111892, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3024 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 17th DAY OF MARCH, 2017.

Kenneth Salleng

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH SALLENG, 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 17th of March, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY