THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2017. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170036020 DEEDWARR
Recvd: 04/28/17 12:22 2 pgs
Fees:13.00 Taxes:680.80
20170428-0042011

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colleen M. Papp	owners	MAP 141-06-0D
3205 Harpeth Springs Drive		PARCEL -189.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **John Patrick Connor, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colleen M. Papp and Anne Marie Tubbs**

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 Unit No. 189 on the Plan of Horizontal Property Regime Private Element Plat, Riverbridge Community, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of established by Declaration of Covenants, Conditions and Restrictions for the Townhomes of Riverbridge, a horizontal property regime with private elements, of record in Instrument No. 20030205-0016032, Register's Office for said County.

Being the same property conveyed to John Patrick Connor, unmarried by Warranty deed from Bradley Ronald Espey, unmarried of record in Instrument No. 20090930-0090822 Register's Office for Davidson County, Tennessee, dated September 25, 2009 and recorded on September 30, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3205 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, their heirs and assigns forever; and we do covenant with 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 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 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 this the 27th day of April, 2017.

John Patrick Connor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Patrick Connor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

My Commission expires: 1-6-20

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public