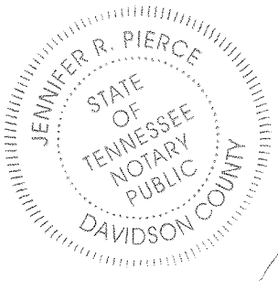
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$175,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of April, 2017

Notary Public
My Commission expires: 11.6-17
(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:
Sabrina Street	First Community Mortgage, Inc.	141-06-0D-074.00CO
3271 Harpeth Springs Drive	275 Robert Rose Drive	
Nashville, TN 37221	Murfreesboro, TN 37129	

Davidson County DEEDWARR
Recvd: 05/04/17 14:37 2 pgs
Fees:13.00 Taxes:647.50
20170504-0044465

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, **Hunter N. Crouch, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sabrina Street, single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 74 on the Plan of Riverbridge Community, A Planned Unit Development of record in Instrument Number 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hunter N. Crouch, unmarried from Christopher K. Hinkle, unmarried by Warranty Deed on February 27, 2015, of record in Instrument Number 20150302-0017607, 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 2017 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.
- 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.
- Charter of Riverbridge Community Homeowner's Association, Inc., of record in Instrument No. 20030218-0020998, 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.
- 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 said County; 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: **3271 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 April 26, 2017.

Hunter N. Crouch

Hunter N. Crouch

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hunter N. Crouch** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 26, 2017

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.