When Recorded Return To:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176526

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170056816 DEEDWARR
Recvd: 07/03/17 14:28 2 pgs
Fees: 13.00 Taxes: 710.40

20170703-0066919

G-VRES-17-3039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/2020

(AFFIX SEAL)

BRENDA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

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)
Michael W. Nawalany and Kimberly C. Nawalany	NEW OWNER	
(NAME)	(NAME)	**141-06-0D-020.00-CO**
3039 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, **MEREDITH ELLYSE BUNCH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL W. NAWALANY AND KIMBERLY C. NAWALANY, 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 Unit No. 20 on the Plan of Riverbridge Community, A Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description, together with the appurtenant interest in the common element of The Townhomes of Riverbridge, a horizontal property regime established by Declarations of record in Instrument No. 20030205-0016032, said Register's Office.

Being the same property conveyed to Meredith Ellyse Bunch, an unmarried woman by Warranty deed from Melvin C. Spain III and Lyndsey Spain, as husband and wife of record in Instrument No. 20140404-0028388 Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on April 04, 2014.

Meredith Ellyse Bunch having since married. Jeffrey Michael Bradfield joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.
- All matters shown on the Boundary Plan of record in Instrument No. 20020709-0082561, 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 20030205-0016032, as amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee
- By-Laws for HOA of record in Instrument No. 20030218-0020987, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20030218-0020986, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA in of record in Instrument No. 20030303-0027398, 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.
- Charter of Riverbridge Homeowners Association, Inc of record in Instrument Number 20030218-0020998, in the 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.
- Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee.

- Right of Way for N C & St. L Railway of record in Book 1298, Page 244, Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District of record in Book 7601, Page 415, Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement to cemetery set out in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20121114-0104692, 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: **3039 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 29th DAY OF JUNE, 2017.

Meredith Ellyse Bunch by John Gleaves,
Attorney in Fact

Jeffrey Michael Bradfield by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MEREDITH ELLYSE BUNCH, and who acknowledged he/she/they executed the same as the free act and deed of the said MEREDITH ELLYSE BUNCH.

Witness my hand and official seal, this the 29th of June, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFFREY MICHAEL BRADFIELD, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFFREY MICHAEL BRADFIELD.

Witness my hand and official seal, this the 29th of June, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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