THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170712603

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $185,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of August, 2017.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

BILL GARRETT, Davidson County
Trans:T20170070525 DEEDWARR
Recvd: 08/15/17 09:08 2 pgs
Fees:13.00 Taxes:684.50
20170815-0083455

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey B. Ramsey 7504 Station Drive Nashville, TN 37221	New Owner	Tax Parcel ID No. 141-06-0-D-197.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward A. McFarland, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey B. Ramsey, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 197 , as shown on the map entitled Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EDWARD A. MCFARLAND, unmarried, by deed from BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION, of record in Instrument No. 20031105-0162561, dated October 30, 2003, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 141-06-0D-197.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20030213-0019999, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20030205-0016032 amended in Instrument No. 20050520-0056889, said Register's Office.

Easements, assessments and special assessments, contained in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016032, said Register's Office.

By-Laws of record in Instrument No. 20030218-0020987

Articles of Incorporation/ Charter of record in Instrument No. 20030218-0020986.

Easement for right of way of record in Instrument No. 20121114-0104692.

Conveyance to Homeowners Association of record in Instrument No. 20030303-0027398.

Stormwater Detention Agreement of record in Instrument No. 20021217-0155374; and all of record in Register's Office for Davidson County, Tennessee.

This is improved property located at 3213 Harpeth Springs Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2017.

Edward A. McFarland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward A. McFarland, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021