THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712794** Davidson County DEEDWARR Recvd: 08/25/17 11:57 3 pgs Fees:18.00 Taxes:740.00 **20170825-0087564**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is grater, for this transfer is: $200,000.00. Betsy Moran Affiant Subscribed and sworn to before me, this24th day of August, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-12-2018

WARRANTY DEED

Address New Owner: Catherine Hawkins 3091 Harpeth Springs Drive Nashville TN 37221-2340	Send Tax Bills To: ~~XXXXXXXX~~ Franklin American Mtge. 6100 Tower Circle, Ste600 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 141-06-0D-045.00 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, **Sterling J. Frierson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine Hawkins, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 45 on the Plan of 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 description.

Being the same property conveyed to Sterling J. Frierson, unmarried man by Warranty Deed from Kenya K. Mathis, a married man, and his wife, Jannee B. Sheets-Mathis, recorded on the 31st day of May, 2006 in Instrument No. 20060531-0063863, in the Register's Office of Davidson County, Tennessee.

Johnna Frierson joins in this conveyance for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements shown on the plat of RIVERBRIDGE COMMUNITY, as recorded in Instrument No. 20030213-0019999.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20030205-0016044, 20030303-0027396, 20030806-0111893.

Terms and provisions of by-Laws recorded in Instrument No. 20030218-0020999.

Charter of Homeowners Association recorded at Instrument No. 20030218-0020986.

Easement for Broadband, recorded in Instrument No. 20121114-0104692.

Easement for the flow of the waters of the Harpeth River, and the rights of the public therein.

This is improved property located at 3091 Harpeth Springs Drive Nashville TN 37221-2340

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 24th day of August, 2017.

Sterling J. Frierson by Betsy Moran, Attorney in Fact
Sterling J. Frierson
By: Betsy Moran, Attorney in Fact

Johnna Frierson by Betsy Moran, Attorney in Fact
Johnna Frierson
By: Betsy Moran, 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, Betsy Moran, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Sterling J. Frierson and Johnna Frierson, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24th day of August 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

