WARRANTY DEED

RUTH HOFSTETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

G-FC-17-3215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX

BILL GARRETT, Davidson County
Trans:T20170076759 DEEDWARR
Recvd: 09/01/17 09:59 2 pgs
Fees:13.00 Taxes:738.15
20170901-0089997

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)
Melinda Morris	New owner	
(NAME)	(NAME)	**141-06-0D-196.00-CO**
3215 Harpeth Springs Dr.		
(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, **JONATHAN D. KUZMA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELINDA MORRIS, A SINGLE PERSON,** 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, described as Unit No. 196 of Riverbridge Community, a Horizontal Property Regime located on Harpeth Springs Drive, in Nashville, Tennessee, together with Easements as shown on the plat of Riverbridge Community, recorded in Instrument No. 20030213-0019999, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Instrument No. 20030205-0016044 as amended in Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Riverbridge Community, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20030205-0016044 as amended in Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893, said Register's Office, and By-Laws recorded in Instrument No. 20030218-0020999, said Register' s Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Jonathan D. Kuzma, unmarried by Warranty deed from Marry Morris Fratesi, unmarried of record in Instrument No. 20080805-0080512 Register's Office for Davidson County, Tennessee, dated July 31, 2008 and recorded on August 05, 2008.

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.
- 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.
- 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.
- 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: **3215 Harpeth Springs Dr., 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 30th DAY OF AUGUST, 2017.

Jonathan D. Kuzma

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN D. KUZMA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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