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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170913457** Bill Garrett Davidson County Batch# 6557 **DEEDWARR** 10/02/2017 03:10:56 PM 2 pgs Fees: $13.00 Taxes: $721.13 20171002-0100795	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $194,900.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2017. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Duffy 388 Springfield Rd ~~3289 Harpeth Springs Drive~~ ~~Nashville TN 37221~~ Mt. Pleasant, SC 29464	~~New Owner~~ Quicken Loans 1050 Woodward Ave Detroit, MI 48226	Tax Parcel ID No. 141-06-0D-083.00 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, **Glenn S. Stein** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Duffy, 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:

Land in Davidson County, Tennessee, being Unit No. 83, 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 GLENN S. STEIN, by deed from NEELY K. DRAUGHON, of record in Instrument No. 20060425-0046925, dated April 12, 2006, 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-083.00 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.

Matters shown on the Boundary Plan of record in Instrument No. 20020709-0082561, said Register's Office.

Matters shown on the R.O.W. Dedication of record in Instrument No. 20081208-0118318, 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.

20030205-0016044, amended in Instrument No. 20030303-0027396, said Register's Office.

ByLaws of Riverbridge Homeowner's Association, Inc. of record in Instrument No. 20030218-0020999, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, said Register's Office.

Easements, assessments and special assessments as contained in Instrument No. 20030205-0016044, said Register's Office.

This is improved property located at 3289 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 29th day of September, 2017.

Glenn S. Stein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 29th day of September, 2017.

Notary Public

My Commission Expires: _____

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