WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2852608

Return to:

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF Tennessee)
COUNTY OF Rutherford)

The actual consideration or value for this transfer, whichever is greater, is $ 289,000.00

Affiant

Subscribed and sworn to me, this the 23rd day of October, 2017.

Notary Public

My commission expires: 12/1/2020

Property Address:	Property Owner:	Mail tax bills to:	Parcel ID:
3041 Harpeth Springs Drive NASHVILLE, TN 37221	David Burgess	MI6 8820 E. Walker Springs Ln. Knoxville, TN 37923	141-06-0D-021.00-CO

THIS INDENTURE is made effective the 23rd day of October, 2017, by **Kim Wightman, an unmarried woman,** First Parties, for the purpose of conveying the premises described herein to David Burgess, amarried man, as sole and seperate*, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

*non marital property

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A certain townhome located in Davidson County, Tennessee, being Unit No. 21 of Riverbridge Community (also known as Townhomes of Riverbridge, a Horizontal Property Regime With Private Elements,) a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants Conditions and Restrictions establishing Townhomes of Riverbridge of record in Instrument Number 20030205-0016032, as amended in 20050520-0056889, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws of record in Instrument Number 20030218-0020987, in said Register's Office, for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Plat entitled Riverbridge Community, A Planned Unit Development, of record in Instrument Number 20030213-0019999, in said Register's Office; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.

Being the same property conveyed to Kim Wightman, an Unmarried Woman by Warranty deed from Zelena O'Sullivan and John O'Sullivan, Wife and Husband of record in Instrument No. 20070621-0074124 Register's Office for Davidson County, Tennessee, dated June 14, 2007 and recorded on June 21, 2007.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record as Instrument Number 20030213-0019999; 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; By-Laws of record in Instrument No. 20030218-0020987; Charter for HOA of record in Instrument No. 20030218-0020986; Conveyance of Common Area to HOA in of record in Instrument No. 20030303-0027398; Boundary Plan of record in Instrument No. 20020709-0082561; Storm Water Detention Agreement of record in Instrument No. 20021217-0155374; Right of Way for N C & St. L Railway of record in Book 1298, Page 244; Easement to Harpeth Valley Utility District of record in Book 7601, Page 415; Ingress and Egress Easement to cemetery set out in Instrument No. 20020912-0110994; Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104692, all in the Register's Office for Davidson County, Tennessee.

[CONTINUED ON FOLLOWING PAGE]

Bill Garrett Davidson County
Batch# 17594 DEEDWARR
10/24/2017 03:01:15 PM 2 pgs
Fees: $13.00 Taxes: $769.60
20171024-0109085

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2017, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Kim Wightman

STATE OF Pa.
COUNTY OF Cumberland

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Kim Wightman**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Cumberland County, this the 9 day of Oct, 2017.

Lydia A. Schiavoni
NOTARY PUBLIC

My Commission Expires: 4/14/2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
LYDIA A. SCHIAVONI, Notary Public
Camp Hill Boro., Cumberland County
My Commission Expires April 14, 2019

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.