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

CRT File No. 171113993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $195,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of December, 2017.

Notary Public
My Commission Expires: 6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Bill Garrett Davidson County
Batch# 36365 DEEDWARR
12/12/2017 11:29:59 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20171212-0126548

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erin Larsson 3013 Harpeth Springs Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 141-06-0D-007.00 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, **Alan I. Whitley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erin Larsson, an unmarried woman**, ("Grantee"), her 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 7 , as shown on the Horizontal Property Regime Private Element plan 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 ALAN I. WHITLEY, by deed from SANDRA KIGHT HEARN and husband, KEEGAN HEARN and CHARLES KIGHT, of record in Instrument No. 20111003-0076624, dated September 30, 2011, 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.

Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

Rights and claims of parties in possession.

Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

Liens, encumbrances, or claims thereof, which are not shown by the public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 141-06-0D-007.00 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.

Easement(s) of record in Instrument No. 20121114-0104692, said Register's Office.

ByLaws of record in Instrument No. 20030218-0020987, said Register's Office.

This is improved property located at 3013 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 6th day of December, 2017.

Alan I. Whitley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alan I. Whitley, 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 6th day of December, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018