WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17-1329

WARRANTY DEED

Bill Garrett Davidson County
Batch# 50984 DEEDWARR
01/24/2018 11:19:07 AM 2 pgs
Fees: $13.00 Taxes: $773.30

20180124-0007335

R-AVE-17-3397

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-28-19
(AFFIX SEAL)

DEBORAH A. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

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)
Cooper B. Jones	**Mortgage Investors Group**	
(NAME)	(NAME)	
3397 Harpeth Springs Drive	**8320 East Walker Springs Lane, Suite 200**	**141-06-0D-151.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Knoxville, TN 37923**	
(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, **JENNIFER MARIE MORRISSEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COOPER B. JONES, AN UNMARRIED MAN,** 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, being Unit No. 151 on the plan of Horizontal Property Regime with Private Elements Plat, Riverbridge Community, a Planned Unit Development of record at Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete accurate description of said property.

Being the same property conveyed to Jennifer Marie Morrissey, an unmarried woman by Warranty deed from Steven Oxendale, unmarried and Barbara Oxendale, unmarried of record in Instrument No. 20071218-0145130 Register's Office for Davidson County, Tennessee, dated December 17, 2007 and recorded on December 18, 2007.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record as Instrument Number 20030213-0019999, Register's Office of Davidson County, Tennessee.
- Boundary Plan of record in Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.
- 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.
- 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 Number 20030218-0020987, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20030218-0020986, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20030303-0027398, in the 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 Number 20021217-0155374, in the Register's Office for Davidson County, Tennessee.
- Right of Way for N C & St. L Railwa of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement to cemetery of record in Instrument Number 20020912-0110994, in the

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.
- Easement for Common/Open Areas to Riverside HOA of record in Instrument Number 20030303-0027395 in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20071218-0145130 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: **3397 Harpeth Springs Drive, 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 22nd DAY OF JANUARY, 2018.

Jennifer Marie Morrissey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER MARIE MORRISSEY, 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 22nd of January, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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