Bill Garrett
Batch# 66215
03/07/2018 11:25:29 AM
Fees: $28.00 Taxes: $740.00
Davidson County
DEEDWARR
5 pgs
20180307-0021519

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Heather Roxane Burgess **3229 Harpeth Springs Drive** **Nashville, TN 37221**	**Mortgage Investors Group** **8320 E. Walker Springs Lane,** **Suite 200** **Knoxville, TN 37923**	**141-06-0D 184.00**

State of Tennessee
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$200,000.00**.

Michelle Martin
Affiant

Sworn to and subscribed before me this 2nd day of March, 2018.

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My commission expires: 9-10-2018

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **VLADA V. MELEKHIN, a married woman** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **HEATHER ROXANE BURGESS, an unmarried woman** (the "Grantee"), her successors and assigns, certain real estate in Davidson County, Tennessee, as described on **EXHIBIT "A"** attached hereto which is incorporated herein.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors 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.

Adam Faragalli, spouse of Vlada V. Melehkin, joins in this conveyance for the purpose of

relinquishing any and all marital rights he may have in the subject property.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 2nd day of March, 2018.

GRANTOR:

VLADA V. MELEKHIN

ADAM FARAGALLI

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named VLADA V. MELEKHIN and ADAM FARAGALLI, the bargainor(s), 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, at office, this 2nd day of March, 2018.

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

Legal Description

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

Land in Davidson County, Tennessee, being Unit No. 184 on the Plan of Horizontal Property Regime Private Element Plat, Riverbridge Community, a Planned Unit Development, as of record in Instrument 20030213-001999, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vlada V. Melekhin, an unmarried woman, by deed from Jennifer L. Holt, now Hayes, dated 06/17/2005, of record in Instrument No. 20050621-0070776, said Register's Office.

(Value or consideration shown in aforementioned deed $139,000.00.)

Being also known as 3229 Harpeth Springs Drive, Nashville, Tennessee 37221.

Tax Parcel Identification Number: 141-06-0D 184.00

EXHIBIT "B"

Permitted Exceptions

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights of claims and parties in possession not shown by the Public Records.
3. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
4. Taxes or special assessments which are not shown as existing liens by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
6. Easements or claims of easements not shown by the Public Records.
7. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
8. 2018 County and City Taxes, a Lien not yet due and payable.
9. Subject to all matters on Plan of record in Instrument No. 20030213-0019999, Register's Office for said County.
10. Deed conveying the common area to Riverbridge Community Homeowner's Association, Inc., of record in Instrument No. 200303030027395, and Instrument No. 20030303-0027398, Register's Office for said County.
11. Charter of Riverbridge Community Homeowner's Association, Inc., of record in Instrument No. 20030218-0020998, Register's Office for said County.
12. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20030205-0016044; as amended in Instrument No. 20030303-0027396, Instrument No. 20030806-0111893, and Instrument No 20100330-0023630, Register's Office for said County, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
13. By-Laws of Riverbridge Community Homeowner's Association, Inc., of record in Instrument No. 20030218-0020999, Register's Office for said County.
14. Easement and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in instrument of record in Book 1298, page 244, Register's Office for said County.
15. Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District as set forth in instrument of record in Book 7601, page 415, Register's Office for said County.
16. Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, Register's Office for

EXHIBIT "B"

Permitted Exceptions
Continuted

said County.

17. Ingress and Egress Easement as required to access cemetery of record in Instrument No. 20020912-0110994, Register's Office for said County.

18. Subject to rights of others in and to existing cemetery.

19. Subject to Boundary Plat of record in Instrument No. 20020709-0082561, Register's Office for said County.

20. Easement for the flow of waters of the Harpeth River and the rights of the public therein.

21. Rights of the upper and lower riparian owners to the flow of the waters of the Harpeth River.

22. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the waters of the Harpeth River.

23. Subject to lien for special assessments as contained in the restrictions.

24. Subject to rights of others in and to the common areas and elements.