WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 81400 DEEDWARR
04/16/2018 02:53:50 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20180416-0035674

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)
Lori H. Wimberley and David E. Wimberley	**BLG Holdings Inc dba Simple Mortgage**	
(NAME)	(NAME)	**141-06-0D-037.00-CO**
619 Whittenburg Drive	**2353 S Linden Rd, Suite A**	
(ADDRESS)	(ADDRESS)	
Collierville, TN 38017	**Flint, MI 48532**	
(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, **MARY ALLISON THOMAS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LORI H. WIMBERLEY AND DAVID E. WIMBERLEY, WIFE AND HUSBAND,** 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. 37 on the Plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for said County to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary Allison Thomas, an unmarried woman and Al Thomas, a married man and Patricia P. Thomas, his wife by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation of record in Instrument No. 20040219-0019383 Register's Office for Davidson County, Tennessee, dated February 12, 2004 and recorded on February 19, 2004.

Being the same property conveyed to Mary Allison Thomas, an unmarried woman by Quitclaim Deed from Al Thomas, and wife, Patricia P. Thomas of record in Instrument No. 20090616-0056005 Register's Office for Davidson County, Tennessee, dated May 19, 2009 and recorded on June 16, 2009.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20030213-0019999, Register's Office of Davidson County, Tennessee.
- All matters shown on the Boundary Plan of record in Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for The Townhomes of Riverbridge Homeowners Association of record in Instrument Number 20030205-0016032, as amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.
- Charter for The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030218-0020986, in the Register's Office for Davidson County, Tennessee.
- By-Laws for The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030218-0020987, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to The Townhomes of Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030303-0027398, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for River bridge of record in Instrument Number 20030205-0016044, Instrument No. 20030303-0027396, Instrument No. 20030806-0111893, Instrument No. 20100330-0023630 and Instrument No. 20090317-0023975, 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 Railway 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.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3075 Harpeth Springs Dr, 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 13th DAY OF APRIL, 2018.

Mary Allison Thomas by PH Attorney in Fact

Mary Allison Thomas by Paul Hinman,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY ALLISON THOMAS, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY ALLISON THOMAS.

Witness my hand and official seal, this the 13th of April, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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