30742-5 Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 82059 DEEDWARR
04/18/2018 08:35:37 AM 2 pgs
Fees: $13.00 Taxes: $754.48

20180418-0036322

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$203,913.00**

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2018.

Notary Public

My commission expires: 9/7/2020

(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James R. Britton and Kelly J. Britton Family Trust	New Owner	**141-06-0-D-165-00co.**
PO Box 1628		
Gravette, AR 72736		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Garrett Matthew Carson, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James R. Britton and Kelly J. Britton Family Trust u/a/d August 19, 2003

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 165 on the Plan of Riverbridge Community, a planned unit development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Garrett Matthew Carson, by Deed dated May 26, 2006 from Alesya M. Ignatieva and Ian Bass, of record in Instrument No. 20060531-0063560, Register's Office for Davidson County, Tennessee.

THE conveyance subject to the following:
(1) The Plan of record as shown in Instrument No. 20030213-0019999, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) Declaration of Covenants, Conditions and Restrictions for Townhomes of Riverbridge, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20030205-0016032 amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.

(3) By-Laws of Townhomes of River Bridge Homeowners' Association, Inc. of record in Instrument No. 20030218-0020987, Register's Office for Davidson County, Tennessee.

(4) Charter of Riverbridge Homeowners' Association, Inc. of record in Instrument No. 20030218-0020986, Register's Office for Davidson County, Tennessee.

(5) Conveyance of common area to the Townhomes of Riverbridge Homeowners' Association, Inc. of record in Instrument no. 20030303-0027398, said Register's Office.

(6) Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in Instrument of record in Book 1298, page 244, said Register's Office.

(7) Agreement for Dedication of Public Utilities Easement to Harpeth Valley utilities District as set forth in Instrument of record in book 7601, page 415, said Register's office.

(8) Easement for flow of the waters of the Harpeth Rivers and the rights of the public therein.

(9) Stormwater Detention Agreement of record in Instrument No. 20021217-0155374, said Register's Office.

(10) Easement for ingress and egress to cemetery retained in the deed of record in Instrument No. 20020912-0110994, said Register's Office.

(11) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104692, said Register's Office.

(12) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and subsequent years not yet due and payable.

This is improved property, known as **3427 Harpeth Springs Drive, Nashville, TN 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 GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 **17th** day of **April, 2018.**

Garrett Matthew Carson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Garrett Matthew Carson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **April, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21