Karen Johnson Davidson County
Batch# 355445 DEEDWARR
02/07/2020 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20200207-0014637

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2020

Notary Public

MY COMMISSION EXPIRES: 11.20.23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirsten Michelle Moussa		141-06-0-D-165.00 CO
(NAME) 3427 Harpeth Springs Dr	(NAME) New Owner	
Nashville (ADDRESS) TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **James R. Britton and Kelly J. Britton, Trustees of the James R. Britton and Kelly J. Britton Family Trust under agreement dated August 19, 2003,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kirsten Michelle Moussa, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 Horizontal Property Regime Private Element Plat, Riverbridge Community, a Planned Unit Development, as of record in Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property that was conveyed to James R. Britton and Kelly J. Britton, Trustees of the James R. Britton and Kelly J. Britton Family Trust u/a/d August 19, 2003, by Warranty Deed from Garrett Matthew Carson, unmarried, dated April 17, 2018, of record in Instrument No. 20180418-0036322 and as corrected in Instrument No. 20180425-0038745, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3427 Harpeth Springs Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20030213-0019999; Easement to Harpeth Valley Utilities of record in Book 7601, page 415; Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20121114-0104692; Easement to U. S. Sprint Communications Company of record in Instrument No. 20140114-0003778; Ingress/egress to cemetery set out in Instrument No. 20020912-0110994; Riverbridge right of way dedication of record in Instrument No. 20081208-0118318; Stormwater Detention Agreement of record in Instrument No. 20021217-0155374; Charter of Riverbridge Homeowners Association of record in Instrument No. 20030218-0020998; Quitclaim Deed to Riverbridge Homeowners Association for common area of record in Instrument No. 20030303-0027398; By-Laws of Riverbridge Homeowners Association of record in Instrument No. 20030218-0020999; Restrictions of record in Instrument No. 20030205-0016044, Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893; Declaration of covenants for Townhomes of Riverbridge of record in Instrument No. 20030205-0016032 and Instrument No. 20050520-0056889; all of record in the Register's Office for County, Tennessee.

Witness our hands this 27 day of January, 2020

James R. Britton, Trustee

Kelly J. Britton, Trustee

State of
County of

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James R. Britton and Kelly J. Britton, Trustees, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Rogers (city), Arkansas (state), this 27th day of January, 2020.

Notary Public
My Commission Expires: 6/30/2027

File No.: 30889

LUIS ORELLANA
Notary Public - Arkansas
Benton County
Commission # 12701396
My Commission Expires 06-30-2027

20200207001 4637

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY