File #200410055

Davidson County DEEDWARR
Recvd: 03/19/04 14:18 2pgs
Fees:13.00 Taxes:688.20

20040319-0031598

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: 11 30 04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMMISSION EXPIRES NOVEMBER 30 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 200, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry W. Raber	Pulte Mortgage, LLC	Map: 126-16-A-122
(NAME) 6848 Bridgewater Drive	(NAME) P. O. Box 5226	Parcel:
(ADDRESS) Nashville TN 37221	(ADDRESS) Denver, CO 80217-9653	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **JUSTIN DOVER AND WIFE, JANA BETH DOVER,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **LARRY W. RABER, UNMARRIED,** 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 all of Lot No. 122, on the Final Plat, Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1, as shown by plat appearing of record in Instrument No. 20011026-0117231, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Justin Dover and wife, Jana Beth Dover by Warranty Deed dated May 22, 2002 of record in Instrument No. 20020528-0063923, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565; Landscape Agreement in Instrument No. 20010919-0101280; Quitclaim Deed to Homeowners' Association for Open Space/Common Areas as of record in Instrument No. 20020424-0060564; Stormwater Detention Agreement in Instrument No. 20010919-0101279 and Instrument No. 200211190143687; Public Utilities Easement in Instrument No. 200211250145984; Declaration of Road and Utilities Access Easements between Riverwalk Development Partners, Inc. and Adelaide S. Robb, Johnie Mai Davis and Adelaide S. Robb and Johnie Mai Davis as Trustees Under the Will of Hilda Ray Willard, Deceased in Instrument No. 20010706-0072536; Charter for Homeowners' Association as of record in Instrument No. 20020425-0051371; Easements and rights granted to Nashville Chattanooga and St. Louis Railway in Book 513, Page 396; Easements and rights granted Tennessee Electric Power Company in Book 751, Page 375 and Book 787, Page 7; Easements and right-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking in Book 4205, Page 194 and Judgment of record in Book 4226, Page 715; Easement and Right-of-Way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647; Easement granted in Agreements for Dedication of Public Utilities Easements to Harpeth Valley Utilities District in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324; All matters on the PUD Boundary Plat, Riverwalk Community in Instrument No. 20011024-0115969; and, any and all matters shown on plat of record in Instrument No. 20011026-0117231; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 6848 Bridgewater 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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 18th day of March, 2004.

Justin Dover

Jana Beth Dover

Jana Beth Dover

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Justin Dover and wife, Jana Beth Dover who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of March, 2004.

Notary Public

My Commission Expires: 11/30/04

(SEAL)

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027