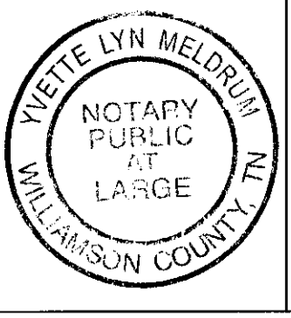
(1)

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 08/02/05 13:57 2 pgs
Fees:13.00 Taxes:704.85



20050802-0090374

STATE OF TENNESSEE
COUNTY OF WILLIAMOSN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-14-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Darrin Kenney	SAME	Map 126-16-0-A Parcel 276.00
(NAME)	(NAME)	
6244 Rivervalley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, Hallum Company Builders, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Darrin Kenney and wife, Loulie Kenney, 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:

The following described tracts or parcels of land in **DAVIDSON COUNTY, TENNESSEE,** described as follows:

Being **Lot No. 323 on the Final Plat of Riverwalk, Phase 2A, Section 2, as shown by plat appearing of record in Instrument # 20031014-0151984, Register's Office for Davidson County, Tennessee,** to which reference is hereby made for a more complete details of said lots.

Being a portion of the property conveyed to Hallum Company Builders, Inc., a Tennessee corporation by warranty deed of Riverwalk Development Partners, Inc., a Tennessee corporation of record in Instrument #20040804-0093128, Register's Office for Davidson County, Tennessee, dated 08/04/04. Deed dated 04/25/01 from Johnie Mai Davis, Trustee, etal. to Riverwalk Development Partners, Inc. of record in Instrument No. 200104250040967, said Register's Office.

This conveyance is subject to: (1) 2005 Metropolitan Davidson County Taxes a lien but not yet due and payable Map 126-160A Parcel 27600 CO (Lot 323) Said taxes have been prorated with Grantors paying said prorata part thereof to Grantees who will be responsible for the payment of said taxes. (2) Plan of Newsom Land of record in Plat Book 1, page 25, and in Plat Book 1, page 121, Chancery Court of Davidson County, Tennessee. (3) Restrictive covenants contained in Instrument # 20011105-0121083, as amended in Instrument # 200204240050565, Registers Office of Davidson County, Tennessee. (4) All matters on the PUD Boundary Plat, Riverwalk Community in Instrument No. 20011024-0115969, said Register's Office. (5) Subject to all matters shown on the plat of record in Instrument #20031014-0151984, Register's Office of Davidson County, Tennessee. (6) All matters on the PUD Boundary Plat, Riverwalk Community in Instrument No. 20011024-0115969, said Register's Office. (7) Subject to all matters shown on the plat of record in Instrument #20031014-0151984, Register's Office of Davidson County, Tennessee. (8) Stormwater detention agreement of record in Instrument No. 20021119-0143687, Register's Office of Davidson County, Tennessee. (9) Stormwater detention agreement of record in Instrument No. 20010919-010279, said Register's Office. (10) Agreement of record in Instrument No. 20010919-0101280, said Register's Office. (11) Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, page 194, said Register's Office, and Judgment of record in Book 4226, page 715, said Register's Office. (12) Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission line easement of record in Book 4257, page 647, said Register's Office. (13) Easement granted in Agreements for dedication of public utilities easement to Harpeth Valley Utilities District of record in Book 7526, page 315, 318 and 324, said Register's Office. (14) Agreement for dedication of public utilities easement of record in Instrument No. 20021125-0145984, said Register's Office. (15) Easement and rights granted to Tennessee Electric Power Company as set forth in Instrument #200211190143687, 751-375, 787-7, said Register's Office. (16) Easements and rights granted to Nashville Chattanooga and St. Louis Railway in Book 513, page 396, Register's Office for Davidson County, Tennessee. (17) Charter HOA of record in Instrument # 200204250051371, said Register's Office. (18) Quitclaim Deed to HOA of record in Instrument # 200204240050565, said Register's Office. (19) Declaration of Road & Utilities access easement of record in Instrument # 200107060072536, said Register's Office. (20) Landscape Agreement of record in Instrument # 20010919-0101280, said Register's Office. (21) Charter right of way for CSX Transportation Railroad. Railroad right of way which may lie along and or across said properties.

unimproved ☐

This is improved ☒ property, known as 6244 Rivervalley 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 we do covenant with the said GRANTEES 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 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 hand this 29th day of July, 2005.

Hallum Company Builders, Inc.

By: Nelda Vest, agent

Nelda Vest, Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMOSN

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Nelda Vest , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself Agent of Hallum Company Builders, Inc. the within named bargainor, a corporation, and that Nelda Vest, as such Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation herself as Agent of said corporation.

Witness my hand and official seal at Franklin, Tennessee this 29th day of July, 2005.

Commission expires: 6-14-08

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public