THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** ~~**Record & Return To:**~~ **First Title & Escrow Co., Inc.** **FTEC File No. 26727-06-2007**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $212,500.00. Affiant Subscribed and sworn to before me this 2nd day of July, 2007. Notary Public My Commission Expires: 7/27/10

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Return To:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027 (107-0331)

WARRANTY DEED

Address New Owner: Elizabeth Nugon 7033 Bridgeport Dr. Nashville, TN 37221	**Send Tax Bills To:** JP Morgan Chase Bank 10500 Coursey Blvd. Baton Rouge, LA 70816	**Tax Information:** Map and Parcel No.: 126160A226.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Natalie W. Frost and husband, John K. Frost**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Nugon, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

* a/k/a Elisabeth Nugon, unmarried

This is improved property located at 7033 Bridgeport Dr., Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of July, 2007.

Natalie W. Frost

Natalie W. Frost

John K. Frost

John K. Frost

Davidson County DEEDWARR
Recvd: 07/12/07 15:41 2 pgs
Fees:13.00 Taxes:786.25
20070712-0083299

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Natalie W. Frost and John K. Frost**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2007.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 421 on the Plan of Riverwalk Phase 2A, Section 1 as of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Natalie W. Frost and husband, John K. Frost by deed dated June 16, 2004 from Corinthian Custom Homes, Inc., a Tennessee Corporation of record in Instrument No. 20040622-0074072, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Riverwalk of record in Instrument No. 20011101-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Riverwalk Homeowners Association of record in Instrument No. 20020424-0050564, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Riverwalk Nashville Homeowners' Association, Inc. of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 1, pages 25 and 121, and Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
7. Easement for road and utility access of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
8. Easement for transmission line of record in Book 4527, page 647, Register's Office for Davidson County, Tennessee.
9. Easement for right of way of record in Book 4205, page 194, and Book 4226, page 715, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 513, page 396, Book 751, pages 375, and Book 787, page 7, Register's Office for Davidson County, Tennessee.
11. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7526, pages 315, 318, 324, Register's Office for Davidson County, Tennessee.
12. Storm water detention agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Register's Office for Davidson County, Tennessee.
13. Landscape Agreement recorded in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.