Return to: First Title and EscrowwCompany, Inc.
File Number 28292 Box 9B

File No. 281201014

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/27/09 14:44 2 pgs
Fees:13.00 Taxes:758.50
20090127-0007175

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$283,000.00~~ $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BETH M. BROCK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN

My Commission Expires MAR. 24, 2009

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan D. Schulz	Countrywide Bank	126-16-OA-220.00
(NAME) 7009 Bridgeport Drive	(NAME) 801 Crescent Center Dr. #510	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin , TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Karen Bentley, an unmarried woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ryan D. Schulz and Alesia Bradley, unmarried, as joint tenants with right of survivorship** hereinafter called the grantee(s), WE heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 496 on the FINAL PLAT, RIVERWALK, PHASE 2A, SECTION 1, as shown by plat of record in Instrument No. 20031014-0151989, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Karen Bentley, an unmarried woman by Warranty Deed from Corinthian Custom Homes, Inc., and filed for record, in Instrument No. 20060605-0066186, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 20031014-0151989, Register's Office of said County.

TVA Easement as shown of record in Book 4205, Page 194, Book 4226, Page 715 and Book 4257, Page 647, Register's Office for said County.

Right - of - Way Easement to the Nashville Chattanooga and St. Louis Railway as shown of record in Book 513, Page 396, Book 751, Page 375 and Book 787, Page 7, Register's Office for said County.

Utility Easement to Harpeth Valley Utilities District as shown of record in Book 7526, Pages 315, 318 & 324, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, Register's Office for said County.

Easement as shown of record in Instrument No.20010919-0101280, Register's Office for said County.

Charter of Riverwalk Nashville Homeowner's Association, Inc. as shown of record in Instrument No. 20020425-0051371, Register's Office for said County.

QuitClaim to Riverwalk Homeowner's Association, Inc. for Open Space as shown of record in Instrument No. 20040827-0103644, Register's Office for said County.

Subject to Homeowner's Association Dues.

Restrictive Covenants of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040506-0051985 and Instrument No. 20061214-0154502, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7009 Bridgeport 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(S), WE heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), WE 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 hands this 22nd day of January, 2009.

Karen Bentley

Karen Bentley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Karen Bentley, an unmarried woman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this. 22nd day of January, 2009

Commission expires: July 16, 2011

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Notary Public

File Number: 281201014

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027