This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Marlin C. Chapman and wife, Cindy D. Chapman
and Chris W. Steward and wife, Sherry O. Steward

BILL GARRETT, Davidson County
Trans:T20090033011 DEEDWARR
Recvd: 05/19/09 13:57 3 pgs
Fees:18.00 Taxes:814.00
20090519-0046081

TO:
NEW OWNER:
Ashley R. Hooper
1312 Westvale Dr.
Nashville, TN 37221

MAP:
126-16-0A-672.00-CO

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Marlin C. Chapman and wife, Cindy D. Chapman, and Chris W. Steward and wife, Sherry O. Steward, Grantors herein, have bargained and sold and by these presents do convey unto Ashley R. Hooper, a single woman, Grantee herein, her heirs, successors and assigns, the following described property:

> LAND situated in Davidson County, Tennessee, BEING Lot No. 580 on the Plan of Final Plat at Riverwalk, Phase 2, of record in Instrument No. 200611010135728, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> AND BEING the same property conveyed to Marlin C. Chapman and wife, Cindy D. Chapman and Chris W. Steward and wife, Sherry O. Steward, by deed of record at Instrument No. 20080815-0084218, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: 1. A general tax lien for Davidson County property taxes for the years 2009 and thereafterward. (Map & Parcel No.: 126 16 0A 672)

2. Easements, set back lines and all other matters shown on the plat of Final Plat Parkview at Riverwalk, Phase 2, of record as Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreements between Riverwalk Homeowner's Association and Metropolitan Government of Nashville and Davidson County of record as Instrument Nos. 20040826-0103240; 20021119-0143687, and 20010919-0101279, Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Public Utilities Easement granted to Harpeth Valley Utility District of Davidson and Williamson Counties, Tennessee, of record as Instrument No. 20021125-0145984, Register's Office of Davidson County, Tennessee.

5. Landscape Agreement between Riverwalk Development Partners, Inc. and Metropolitan Government of Nashville and Davidson County of record as Instrument No. 20010919-0101280, Register's Office of Davidson County, Tennessee.

7. Declaration of Road and Utility 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, of record as Instrument No. 20010706-0072536, Register's Office of Davidson County, Tennessee.

8. Utilities Easements to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 7526, page 315; Book 7526, page 318; and Book 7526, page 324; Register's Office of Davidson County, Tennessee.

9. Grant of Transmission Line Easement of record in Book 4257, page 647, Register's Office of Davidson County, Tennessee.

10. Utilities Easements of record in Book 751, page 375 and Book 787, page 7, Register's Office of Davidson County, Tennessee.

11. Restrictive covenants of record as Instrument No. 20011105-0121083, as amended as Instrument Nos. 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; and 20061214-0154502, Register's Office of Davidson County, Tennessee.

Grantee assumes the payment of the 2009 Davidson County property taxes.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs, successors, and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, her heirs, successors, and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this the 7TH day of May, 2009.

Marlin Chapman by Chris W. Steward, AIF
MARLIN CHAPMAN
By Chris W. Steward, attorney in fact as recorded in
Record Book K, page ____, Register's Office
of Cheatham County, Tennessee.
*20090519-0046080

Cindy Chapman
CINDY CHAPMAN

Chris W. Steward
CHRIS W. STEWARD

Sherry O. Steward
SHERRY O. STEWARD

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, CINDY CHAPMAN , the within named bargainor, 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 the 7th day of April, 2009.

NOTARY PUBLIC

My Commission Expires: 7/19/09

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, CHRIS W. STEWARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and to me known to be the person who executed the foregoing instrument in behalf of MARLIN CHAPMAN, the within named bargainor, and who acknowledged that he executed same as the free act and deed of the said MARLIN CHAPMAN. WITNESS MY hand, at office this the 7th day of April, 2009.

NOTARY PUBLIC

My Commission Expires: 7/19/09

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, CHRIS W. STEWARD and wife, SHERRY O. STEWARD, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS MY hand, at office this the 7th day of April, 2009.

NOTARY PUBLIC

My Commission Expires: 7/19/09

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Grantee

SWORN to and subscribed before me
this the 7 day of May, 2009.

NOTARY PUBLIC

My commission expires: 7-24-10

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212