THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28749-05-2009**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $216,500.00. Affiant Subscribed and sworn to before me this 28th day of May, 2009. Notary Public My Commission Expires MAY 8, 2012

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: John P. Gagliano 7108 Riverfront Drive Nashville, TN 37221	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279	**Tax Information:** Map and Parcel No.: 126-16-0-A 353.00CO

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, **McKay H. Bateman and wife, Sara S. Bateman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John P. Gagliano and spouse, Ashlee Y. Gagliano** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7108 Riverfront Drive, 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 28th day of May, 2009.

McKay H. Bateman

Sara S. Bateman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **McKay H. Bateman and Sara S. Bateman**, 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 28th day of May, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20090035534 DEEDWARR
Recvd: 05/29/09 14:29 2 pgs
Fees:13.00 Taxes:801.05

20090529-0049592

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 427 on the Plan of Riverwalk, Phase 2B, as of record in Instrument No. 20041020-0126319, Register's office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to McKay H. Bateman and wife, Sara S. Bateman by deed dated 10/28/05 from The Craig Company, a Tennessee corporation, of record in Instrument No. 20051109-0135736, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Riverwalk, of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20061214-0154502, and Instrument No. 20060320-0031638, 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 Nashville Homeowners Association, Inc. of record in Instrument No. 20071220-0145869, 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. 20041020-0126319, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 1, pages 25 and 121, Chancery Court at Nashville, Tennessee.
7. All matters appearing on the Plan of record as Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
8. Easement for transmission line of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
9. Easement for right-of-way of record in Book 4205, page 194 and in Book 4226, page 715, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 751, page 375 and in 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, page 315, 318 and 324, Register's Office for Davidson County, Tennessee.
12. Storm water detention agreement of record in Instrument No. 20021119-0143687, Instrument No. 20040826-0103240 and Instrument No. 20010919-0101279, Register's Office for Davidson County, Tennessee.
13. Landscape Agreement recorded in Instrument No. 20010919-010280, Register's Office for Davidson County, Tennessee.
14. Easement of record in Book 513, page 396, Register's Office for Davidson County, Tennessee.