File No. 291000725

WARRANTY DEED

PREPARED BY:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,248.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/20/2013
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090080096 DEEDWARR
Recvd: 11/25/09 10:26 2 pgs
Fees: 13.00 Taxes: 774.22
20091125-0108392

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda P. Broughton	New Owner	126160A65000CO
(NAME) 1561 Bending River Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, WE, Norfolk Homes of Nashville, Inc., a Michigan Corporation, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Amanda P. Broughton and Patrick A. Broughton, wife and husband, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 521 on the Final Plat of Parkview at Riverwalk, Phase 2, as shown of record in Instrument No. 20061101-0135728, Register's Office for 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 NORFOLK HOMES OF NASHVILLE INC. A MICHIGAN CORPORATION by deed from RIVERWALK DEVELOPMENT PARTNERS INC. A TENNESSEE CORPORATION of record in Instrument No. 20090819-0078169 on 08/13/2009 and filed for record on 08/19/2009, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Instrument No. 20061101-0135728, said Register's Office.

Restrictions of record in Instrument No. 20011105-0121083, as amended of record in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20061103-0136691, and Instrument No. 20061214-0154502, said Register's Office.

Transmission Line Easement of record in Book 4230, Page 987, said Register's Office.

Utility Easement of record in Book 7601, Page 404, said Register's Office.

Storm water Detention Agreement Easement of record in Instrument No. 20040318-0030734, said Register's Office.

Storm water Detention Agreement Easement of record in Instrument No. 20040826-0103240, said Register's Office.

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

Quitclaim Deed to the Homeowner's Association as shown of record in Instrument No. 20071220-0145869, said Register's Office.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 126160A65000CO

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 1561 Bending River 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), THEIR 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), 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 our hands this 20th day of November, 2009.

Norfolk Homes of Nashville, Inc., a Michigan Corporation

By:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul T. Arrak, with whom I am personally acquainted and who proved himself/herself to be the Treasurer of Norfolk Homes of Nashville, Inc., a Michigan Corporation, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 20th day of November, 2009.

Commission expires:

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

Notary Public

File Number: 291000725

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027