File No. 291100103

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090080096 DEEDWARR
Recvd: 11/25/09 10:29 2 pgs
Fees: 13.00 Taxes: 705.49
20091125-0108395

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,674.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

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
John N. Francoviglia	NEW OWNER	My Commission Expires MAY 18, 2010
(NAME)	(NAME)	126160A64900CO
1557 Bending River Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 John N. Francoviglia, a single man and Alexandria C. Redding, a singe woman, 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. 520 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, reference to which is hereby made for a more complete description.

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 20090819-0078171 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 20061101-0135728, said Register's Office.

Restrictions of record in Instrument 20011105-0121083, Amended in Instrument 20020424-0050565, Instrument 20040430-0049313, Instrument 20040506-0051985, Instrument 20050308-0025001, Instrument 20061103-0136691, Instrument 20061214-0154502, said Register's Office.

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

Utility Easement to Harpeth Valley Utilities District of record in Book 7601, Page 404, said Register's Office.

Stormwater Detention Agreement Easement to Nashville of record in Instrument 20040318-0030734, said Register's Office.

Stormwater Detention Agreement Easement to Nashville of record in Instrument 20040826-0103240, said Register's Office.

County of Davidson taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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 1557 Bending River Dr., 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 19th day of November, 2009.

Norfolk Homes of Nashville, Inc.,

By: _____
PAUL T. ARRAK, TREASURER

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 19th day of November, 2009.

Commission expires:

_____
Notary Public

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires MAY 18, 2010

File Number: 291100103

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