WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090085995 DEEDWARR
Recvd: 12/22/09 09:25 2 pgs
Fees:13.00 Taxes:592.00
20091222-0116303

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00.

Lisa P Reyes
Affiant

Subscribed and sworn to me on December 15, 2009.

NOTARY PUBLIC

My Commission Expires: 5/8/2010

FRANCES WYMONETT ROSE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nicolas A. and Lisa P. Reyes 1304 Westvale Drive Nashville, Tennessee 37221	First Federal Bank 611 East College St. Dickson, TN 37055	126-16-0A-674.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROCHFORD REALTY AND CONSTRUCTION CO., INC., a Tennessee Corporation**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **NICOLAS A. REYES and wife, LISA P. REYES,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 582 on the Plan of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, of record in Instrument No. 20061101-0135728, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being part of the same property conveyed to Rochford Realty and Construction Co., Inc., a Tennessee corporation by deed from Riverwalk Development Partners, Inc., dated November 3, 2008, recorded November 6, 2008, of record in Instrument No. 20081106-0110613, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20090826-0080406, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. Subject to all matters shown on the plan of record in Plat Book 1, Page 25 and Plat Book 1, Page 121, Register's Office for Davidson County, Tennessee, including an owner's certificate; all other easements, setback lines and notes to which plan reference is hereby made; and
4. Terms and conditions of the Easements to Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, Page 7, said Register's Office; and
5. Terms and conditions of the TVA easements of record in Book 4205, Page 194 and Book 4226, Page 715 and Book 4257, Page 647, said Register's Office; and
6. Terms and conditions of the Easements for public utilities of record in Book 7526, Pages 315, 318 and 324; Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619, said Register's Office; and
7. Terms and conditions of the PUD Boundary Plat of record in Instrument No. 20011024-0115969, said Register's Office; and
8. Terms and conditions of the Easements and right of ways granted to Nashville Chattanooga and St. Louis Railway of record in Book 513, Page 396, said Register's Office; and
9. Terms and conditions of the Road and utilities access easement of record in Instrument No. 20010706-0072536, said Register's Office; and

10. Terms and conditions of the Storm Water Detention Agreements of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, said Register's Office; and
11. Terms and conditions of the Landscape agreement of record in Instrument No. 20010919-0101280, said Register's Office; and
12. Terms and conditions of the Homeowner's Association Charter of record in Instrument No. 20020425-0051371, said Register's Office; and
13. Quitclaim Deed conveying common area of record in Instrument No. 20071220-0145869, said Register's Office; and
14. Terms and conditions of the Declarations, Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, as amended in Instrument No. 20040506-0051985, as amended in Instrument No. 20061214-0154502; Parkview at Riverwalk amended in Instrument No. 20050308-0025001, as amended in Instrument No. 20061103-0136691, said Register's Office; and
15. Subject to all matters shown on the plan of record in Instrument No. 20061101-0135728, said Register's Office, including an owner's certificate; all other easements, setback lines and notes to which plan reference is hereby made; and
16. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1304 Westvale Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that they 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 GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on December 15th, 2009.

Rochford Realty and Construction Co., Inc.,
a Tennessee corporation

By: _____
James G. Morrissey, Vice President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared James G. Morrissey, an authorized representative and Vice President of Rochford Realty and Construction Co., Inc. a Tennessee Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized representative and V.P. of Rochford Realty and Construction Co., Inc., a Tennessee Corporation, the within named bargainor, and that he as such authorized representative and V.P. of Rochford Realty and Construction Co., Inc., a Tennessee Corporation, has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as authorized representative and V.P. of Rochford Realty and Construction Co., Inc., a Tennessee Corporation.

Witness my hand and official seal on December 15th, 2009.

_____
NOTARY PUBLIC

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11