File No. 291200186

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100000556 DEEDWARR
Recvd: 01/05/10 11:10 2 pgs
Fees: 13.00 Taxes: 649.17
20100105-0000747

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 6-30-11
(AFFIX SEAL)

DOROTHY ELAINE WELCH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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
Tiffany N. Burns	NEW OWNER	126160A65300
(NAME)	(NAME)	
1601 Harpeth Run 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 **Tiffany N. Burns, Single woman**, hereinafter called the grantee(s), HER 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. 524 on the plan of Parkview at Riverwalk, Phase 2, 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 part of the same property conveyed to RIVERWALK DEVELOPMENT PARTNERS INC., A TENNESSEE CORPORATION by deed from RIVERWALK INVESTMENT PARTNERS A TENNESSEE GENERAL PARTNERSHIP of record in Instrument No. 20050411-0039395 on 03/31/2005 and filed for record on 04/11/2005, Register's Office for DAVIDSON County, Tennessee.

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. 20091103-0101403 on 10/28/2009 and filed for record on 11/03/2009, Register's Office for DAVIDSON County, Tennessee.

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

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20011105-0121083, as amended 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.

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 **1601 Harpeth Run 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), HER 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), HER 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 30th day of December, 2009.

Norfolk Homes of Nashville, Inc., a Michigan corporation

By: _____
Paul T. Arrak, Treasurer

Attest: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand at office this 30th day of December, 2009.

Commission expires: 6·12·2013

Paula Healy
Notary Public

PAULA HEALY
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires 06-12-2013
Acting In the county of Washtenaw

File Number: 291200186
RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027