(2)

File No. 210020233

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100012540 DEEDWARR
Recvd: 03/03/10 10:59 2 pgs
Fees:13.00 Taxes:777.88
20100303-0016242

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,237.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-18-10

(AFFIX SEAL)

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

My Commission Expires MAY 18, 2010

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
Thomas E. Austin, III	NEW WONER	126160A65600CO
(NAME) 1613 Harpeth Run Dr.	(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, **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 **Thomas E. Austin, III and wife, Heather W. Austin**, hereinafter called the grantee(s), HIS 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 all of Lot No. 527 on the Final Plat of Parkview at Riverwalk, Phase 2, of record in Instrument 20061101-0135728, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of 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 20091208-0112222, dated December 2, 2009 and filed for record on December 8, 2009, Register's Office for Davidson County, Tennessee.

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

All matters as set forth per Instrument 200611010135728, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument 200111050121083, as amended in Instrument 200204240050565, Instrument 200404300049313, Instrument 200405060051985, Instrument 200503080025001, Instrument 200611030136691, and Instrument 200612140154502, said Register's Office.

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

Agreement for Dedication of Public Utilities Easement of record in Book 7601, Page 404, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 200403180030734, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 200408260103240, said Register's Office.

Charter of Riverwalk Nashville Homeowners Association, Inc. of record in Instrument 200204250051371, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Instrument 200712200145869, 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 1613 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), HIS 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), HIS 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 26th day of February, 2010.

Norfolk Homes of Nashville, Inc., a Michigan corporation

By: Elaine M. Rogers

ELAINE M. ROGERS, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elaine M. Rogers with whom I am personally acquainted and who proved himself/herself to be the Authorized Agent 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 26th day of February, 2010.

Commission expires:

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

My Commission Expires MAY 18, 2010

Kimberly D. Hicks

Notary Public

File Number: 210020233

RETURN TO:

Sidwell Title

5107 Maryland Way

Brentwood, TN 37027