BILL GARRETT, Davidson County
Trans:T20100023625 DEEDWARR
Recvd: 04/21/10 10:53 2 pgs
Fees:13.00 Taxes:843.23
20100421-0030076

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,900.00

Kellie Maxin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2010

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kellie Maxin	Mortgage Investors Group	Parcel ID:
6620 Valleypark Drive	8320 E. Walker Springs Lane	126160A08600
Nashville, TN 37221	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Claude M. Richbourg and wife, Renee T. Richbourg

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kellie Maxin , married and husband Chris Maxin
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 86, on the Final Plat of Riverwalk, Phase 1A, Section 1, and Phase 1B, Section 1, a Planned Unit Development, of record in Instrument 20011026-0117231, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Claude M. Richbourg and Renee T. Richbourg, husband and wife, by deed from Richard G. Orozco and Josie O. Orozco, husband and wife, of record in Instrument 20050214-0016582, said Register's Office, dated February 9, 2005.

This conveyance is subject to Restrictions and By-Laws of record in Instruments 20011105-0121083; 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; 20061214-0154502; 20011105-0121083, said Register's Office.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20011026-0117231, said Register's Office; (3) Easement to Harpeth Valley Utility District of record in Instr. 20021125-0145984, said Register's Office; (4) Storm Water Detention Agreement of record in Instr. 20021119-0143687; Instr. 20010919-0101279; Instr. 20040826-0103240; Instr. 20040318-0030734, said Register's Office; (5) PUD Boundary Plat of record in Instr. 20011024-0115969, said Register's Office; (6) Easements & Rights to Nashville, Chattanooga, & St. Louis Railway of record in Book 513, Page 396, said Register's Office; (7) Easement to Tennessee Electric Power Company of record in Book 751, Page 375, and Book 787, Page 7, said Register's Office; (8) Right-of-Way Easement to Tennessee Valley Authority of record in Book 4205, Page 194; Book 4226, Page 715; and Book 4230, Page 987, said Register's Office; (9) Transmission Line Easement to Tennessee Valley Authority of record in Book 4257, Page 647, said Register's Office; (10) Utility Easement to Harpeth Valley Utilities of record in Book 7526, Page 315; Book 7526, Page 318; and Book 7526, Page 324, said Register's Office; (11) Subject to the flow of the Harpeth River; (12) Landscape Easement of record in Instr. 20010919-0101280 and Instr. 20061103-0136691, said Register's Office; (13) Road & Utility Access Easement of record in Instr. 20010706-0072536, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6620 Valleypark Drive, Nashville, TN 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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 April, 2010.

Claude M. Richbourg

Renee T. Richbourg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude M. Richbourg and Renee T. Richbourg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of April, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.