File No. 210050357

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,731.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 10/12/13
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100035549 DEEDWARR
Recvd: 06/11/10 09:21 2 pgs
Fees:13.00 Taxes:694.60
20100611-0045384

THOMAS K. SIDWELL NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PLC
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Horton Jr.,	NEW OWNER	126160A42200
(NAME)	(NAME)	
1074 Riverspring 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 **Peter Horton, Jr., a single man,** 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. 555, on the Final Plat of Parkview at Riverwalk, Phase 1, of record in Instrument No. 20050215-0016985, 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 the same property conveyed to NORFOLK HOMES OF NASHVILLE INC., A MICHIGAN CORPORATION by Deed from RIVERWALK DEVELOPMENT PARTNERS INC., A TENNESSEE CORPORATION, dated 03/24/2010 and filed for record on 03/31/2010 in Instrument No. 20100331-0024185, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Instrument No. 20050215-0016985, 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. 20040506-0051985, Instrument No. 20061103-0136691, Instrument No. 20061214-0154502, and Instrument No. 20050308-0025001, said Register's Office.

All matters set out in the Judgment including but not limited to an easement of record in Book 4226, Page 715, 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 Utility Easement of record in Book 7601, Page 404, said Register's Office.

Storm water Detention Agreement of record in Instrument No. 20040318-0030734, said Register's Office.

Storm water Detention Agreement 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.

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 1074 Riverspring 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 4th day of June, 2010.

Norfolk Homes of Nashville, Inc., a Michigan Corporation

By: Elaine M. Rogers

Elaine M. Rogers
Its: 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 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 she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 4th day of June, 2010.

Commission expires: 4-12-14

WILLIAMSON COUNTY KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC

Kimberly D Hicks

Notary Public

File Number: 210050357

RETURN TO: