File No. 210040440

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,708.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2010. Notary Public MY COMMISSION EXPIRES: 11/12/12 (AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE THOMAS SIDWELL

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5103 Maryland Way
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100035563 DEEDWARR
Recvd: 06/11/10 09:39 2 pgs
Fees:13.00 Taxes:646.42
20100611-0045405

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrian Pentecost	New Owner	126160A68500
(NAME)	(NAME)	
1508 Bending River 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, , **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 **Adrian Pentecost and wife, Brandi Pentecost**, hereinafter called the grantee(s), THEIR 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. 595 on the Plan of Parkview at Riverwalk, Phase 2, as shown of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

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 March 12, 2010 and filed for record on March 17, 2010 in Instrument 20100317-0019996, 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. Tax Parcel Identification No. 126160A68500CO.

All matters as set forth per Instrument 20061101-0135728, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument 20011105-0121083, as amended in Instrument 20020424-0050565, Instrument 20040430-0049313, Instrument 20040506-0051985, Instrument 20061103-0136691, Instrument 20061214-0154502, and Instrument 20050308-0025001, 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.

Stormwater Detention Agreement of record in Instrument 20040318-0030734, said Register's Office.

Stormwater Detention Agreement of record in Instrument 20040826-0103240, said Register's Office.

Charter of Riverwalk Nashville Homeowners Association, Inc. of record in Instrument 20020425-0051371, said Register's Office.

Quitclaim Deed to the Homeowners Association of record in Instrument 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 1508 Bending River 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), THEIR 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), 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 2nd day of June, 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 2nd day of June, 2010.

Commission expires: 4-12-14



Kimberly D. Hicks

Notary Public

File Number: 210040440

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