File No. 210050359

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100038347 DEEDWARR
Recvd: 06/23/10 14:56 2 pgs
Fees:13.00 Taxes:754.41
20100623-0049131

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,894.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/11/13
(AFFIX SEAL)

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE 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
Shannon O'Malley	NEW OWNER	126160A68400
(NAME) 1512 Bending River 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 Shannon O'Malley, a 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 all of Lot No. 594, on the Final Plat of Parkview at Riverwalk Phase 2, of record in Instrument 20061101-0135728, said Register's Office, 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 04/05/2010 and filed for record on 04/07/2010 in Instrument 20100407-0026059, Register's Office for Davidson County, Tennessee.

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 of record in Instrument 20020424-0050565, as amended of record in Instrument 20040430-0049313, as amended of record in Instrument 20040506-0051985, as amended of record in Instrument 20061103-0136691, as amended of record in Instrument 20061214-0154502, as amended of record in 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 to Harpeth Valley Utilities District of record in Book 7601, Page 404, said Register's Office.

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

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

Quitclaim Deed to Homeowner's Association as shown of record in Instrument 20071220-0145869, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument 20020425-0051371, said Register's Office.

County of Davidson taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 126160A68400.

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 1512 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), 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 18th 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 18th day of June, 2010.

Commission expires: 4-12-14

Kimberly D. Hicks

Notary Public

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: 210050359

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