BILL GARRETT, Davidson County
Trans:T20100040220 DEEDWARR
Recvd: 07/01/10 10:13 5 pgs
Fees:28.00 Taxes:1110.00
20100701-0051486

Bk 31-B
SHR
LRK

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (LRK)
424 Church St., Suite 2000
Nashville, TN 37219

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Randall Robert Woodward 123 Dunham Springs Lane Nashville, TN 37205	Same	Map 126-16 Group A Parcel 41.00 CO

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Richard W. Woodward and wife, Kathleen A. Woodward ("Grantors"), do hereby bargain, sell and convey all of our right, title and interest in fee simple unto Randall Robert Woodward, a married man ("Grantee"), the following described real estate, situated and being in the County Davidson, State of Tennessee, to-wit:

See Exhibit "A" attached.

This is improved property known as 6513 Westfall Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, his successors and assigns, in fee simple forever.

And Grantors do hereby covenant with Grantee that Grantors are lawfully seized and possessed of the Property; that Grantors have full power and lawful authority to sell and convey the same, that the title to the Property is free, clear and unencumbered except as to only those matters set forth on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions"); and that the Grantors will warrant and forever defend the title to the Property against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantors have executed and delivered this deed as of the 1st day of July, 2010.

Richard W. Woodward

Kathleen A. Woodward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared RICHARD W. WOODWARD and wife, KATHLEEN A. WOODWARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 24th day of June, 2010.

NOTARY PUBLIC

My Commission expires:

3/3/14

LINDA R. KOON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Linda R. Koon
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The consideration for this transfer or value whichever is greater is $300,000.00.

AFFIANT

Subscribed and sworn to before me, this the 29th day of June, 2010.

Notary Public

My Commission Expires: 3/3/14

LINDA R. KOON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Linda R. Koon
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 41, on the Plan of Riverwalk, Phase 1A, Section 1 , and Phase 1B, Section 1, of record in Instrument No. 20011026-0117231, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard W. Woodward and wife, Kathleen A. Woodward, by deed from Timothy P. Burke and wife, Christine L. Burke, of record in Instrument No. 20041222-0152256, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Title Encumbrances

1. Taxes for 2010 and subsequent years.

2. Matters shown on the Plan of record as Instrument NO. 20011026-0117231, said Register's Office.

3. Matters shown on the PUD Boundary Plat, Riverwalk Community, of record as Instrument No. 20011024-00115969, said Register's Office.

4. Storm Water Detention Agreement of record as Instrument No. 20010919-0101279, said Register's Office.

5. Declaration of Road and Utility Access Easement(s) of record as Instrument No. 20010706-0072536, said Register's Office.

6. Landscape Agreement of record under Instrument No. 20010919-0101280, said Register's Office.

7. Easements and rights granted to Tennessee Electric Power Company as set forth in Instruments of record in Book 751, page 375 and Book 787, page 7, said Register's Office.

8. Easements and right-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, page 194, said Register's Office and Judgment of record in Book 4226, page 715, said Register's Office.

9. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, page 647, said Register's Office.

10. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District, of record in Book 7526, page 315, Book 7526, page 318 and Book 7526, page 324, said Register's Office.

11. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, said Register's Office.