THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10070776** BILL GARRETT, Davidson County Trans:T20100050556 DEEDWARR Recvd: 08/16/10 11:44 2 pgs Fees:13.00 Taxes:814.00 20100816-0064413	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2010. Notary Public My Commission Expires: 10-2013 JUDY MANGRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Roger Morrison and Lisa Morrison 404 Treyburn Ct Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126160A20700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James T. Roberts Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roger Morrison and wife, Lisa Morrison** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 102, PLAN OF RIVERWALK, PHASE 1A, SECTION 2 AND PHASE 1B, SECTION 2, as shown on plat of record in Instrument No. 20021022-0129510, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to James T. Roberts, Jr., unmarried by Warranty Deed from The Craig Company, recorded on the 16th day of August, 2003 in Instrument No. 20030816-0118878, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Plan of Newsom Land recorded in Book 1, Page 25 and Book 1, Page 121 Chancery Court.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF RIVERWALK, PHASE 1A, SECTION 2 AND PHASE 1B, SECTION 2 , as recorded in Instrument No. 20021022-0129510 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions for Riverwalk and the By-Laws appended thereto recorded in Instrument No. 20011105-0121083, as amended in Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Declaration of Road and Utilities Access Easement as set forth in instrument recorded in Instrument No. 20010706-0072536.

Charter of Riverwalk Nashville Homeowner's Association, Inc. of record as Instrument No. 20020425-0051371.

Conveyance of common area to Homeowner's Association of record as Instrument No. 20020424-0050564.

Landscape Easement Agreement of record as Instrument No. 20010919-0101280, Register's Office for Davidson County Tennessee.

Storm Water Detention Agreement of record as Instrument No. 20010919-0101279, Register's Office for Davidson County Tennessee.

Easements for Public Utilities of record in Book 7526, Pages 315, 318 and 324, Register's Office for Davidson County Tennessee.

Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in instrument of record in Book 513, Page 936, Register's Office for said County.

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

Easements and Rights-of-Way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office of said County, and Judgement of record in Book 4226, Page 715, Register's Office for said County.

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, Register's Office for said County. Charter for Right-of-Way for CSX Transportation Railroad.

This is improved property located at 404 Treyburn Ct Nashville TN 37221.

Jana A. Roberts, wife of James T. Roberts, Jr. joins in this instrument to convey any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2010.

James T. Roberts Jr.

Jana A. Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James T. Roberts Jr. and Jana A. Roberts, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County

Return To:
Tennessee Title
1000 Corporate Centre Drive, Suite 125
Franklin, TN 37067