03

Realty Title

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29633-07-2010**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $206,000.00. Affiant Subscribed and sworn to before me this 13th day of August, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: William Kirby, Robin Kirby 7126 Riverfront Drive Nashville, TN 37221	**Send Tax Bills To:** Franklin American Mortgage Company 501 Corporate Centre Drive, #400 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 126 160 A 45500 CO

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, **Elisabeth Ranew, previously known as Elisabeth Lee, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William F. Kirby and wife, Robin S. Kirby** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7126 Riverfront Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 13th day of August, 2010.

Elisabeth Ranew

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elisabeth Ranew**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2010.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Notary Public

BILL GARRETT, Davidson County
Trans:T20100051495 DEEDWARR
Recvd: 08/19/10 09:03 2 pgs
Fees:13.00 Taxes:762.20

20100819-0065535

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 436 on the Plan of Riverwalk, Phase 3B, as of record in Instrument No. 20060106-0002328, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brian Lee and wife, Elisabeth Lee, by deed dated August 11, 2006, from Corinthian Custom Homes, Inc. of record in Instrument No. 20060822-0103471, Register's Office for Davidson County, Tennessee. Being further conveyed to Elisabeth Ranew, previously known as Elisabeth Lee, by Quitclaim Deed from Brian Lee of record in Instrument No. 20090824-0079528, said Register's Office.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Riverwalk, of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691, and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Riverwalk Nashville Homeowners Association, Inc. of record in Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Riverwalk Nashville Homeowners Association, Inc. of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20060106-0002328, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 1, pages 25 and 121, Chancery Court at Nashville.
8. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7526, pages 315, 318, and 324, Register's Office for Davidson County, Tennessee.
9. Easement for transmission line of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
10. Easement for right of way of record in Book 4205, page 194, and in Book 4226, page 715, Register's Office for Davidson County, Tennessee.
11. Easement of record in Book 513, page 396, Book 751, page 375 and in Book 787, page 7, Register's Office for Davidson County, Tennessee.
12. Landscape Easement of record in Instrument no. 20010919-0101280, Register's Office for Davidson County, Tennessee.
13. Storm water detention agreement of record in Instrument No. 20010919-0101279 and in Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.