THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10091192**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ DICKSON) The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2010. Notary Public My Commission Expires: JULY 24, 2013

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires July 24, 2013

BILL GARRETT, Davidson County
Trans:T20100073421 DEEDWARR
Recvd: 11/19/10 09:31 2 pgs
Fees:13.00 Taxes:647.50
20101119-0092586

WARRANTY DEED

Address New Owner: Randall G. Howington Jr. 7127 Riverfront Drive Nashville TN 37221	Send Tax Bills To: COMMUNITY FIRST BANK 500 Main Street Registerstown, MD 21136	Tax Information: Tax Parcel ID No. 126-16A-472.00 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, **Magaly Martinez-Ferrer and Jose L. Ramirez-Irizarry, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RANDALL G. HOWINGTON, JR. and ERIN E. WALKER**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, Tennessee, more particularly described as follows: Being Lot Number 467 on the Plan of Final Plat Riverwalk Phase 3B as shown on plat of record in Instrument Number 20060106-0002328, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Magaly Martinez-Ferrer and Jose L. Ramirez-Irizarry, wife and husband by Warranty Deed from Corinthian Custom Homes, Inc. a Tennessee Corporation, recorded on the 11th day of January, 2007 in Instrument No. 20070111-0004658, 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 2011 and thereafter, not yet due and payable; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK, PHASE 3-B, as recorded in Instrument No. 20060106-0002328; Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083, amended at Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502 ; Terms and provisions of by-Laws recorded in Instrument No. 20011105-0121083; Easement for Tennessee Electric Power Company, recorded in Book 751, Page 375 and Book 787, Page 7;Easements and Right-of-Way taken by Tennessee Valley Authority as set forth in Declaration of Taking recorded in Book 4205, Page 194 and Book 4226, Page 715; Easement for Public Utilities, recorded in Instrument Nos. 20040812-0097619, 20021125-0145984 and Book 7526, Pages 315, 318 and 324; Easement for Tennessee Valley Authority, recorded in Book 4257, Page 647; Road and Utility Access recorded at Instrument No. 20010706-0072536; Landscape Agreement recorded at Instrument No. 20010919-0101280; Stormwater Detention Agreement recorded at Instrument Nos. 20010919-0101279 and

20021119-0143687;Charter Right of Way for CSX Transportation Railroad; Quitclaim Deed for Open Space and Common Areas recorded at Instrument No. 20071220-0145869.

This is improved property located at 7127 Riverfront Drive, Nashville TN 37221

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 5th of November, 2010.

Magaly Martinez-Ferrer
Magaly Martinez-Ferrer
BY: James T. Harris Attorney in Fact
JAMES T. HARRIS, Attorney in Fact

Jose L. Ramirez-Irizarry
Jose L. Ramirez-Irizarry
BY: James T. Harris Attorney in Fact
JAMES T. HARRIS, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James T. Harris, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Magaly Martinez-Ferrer and Jose L. Ramirez-Irizarry, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of November, 2010.

Kate Rosenthal
Notary Public

My Commission Expires: 11/20/10

Kate Rosenthal
State Of Tennessee
Notary Public
County of Sumner